

# 6/9 Elsie Inglis Way

ABBEYHILL, EDINBURGH, EH7 5FR



*Stylish modern two bed apartment with balcony in the popular Abbeyhill area*



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McEwan Fraser Legal is delighted to give a discerning purchaser the opportunity to acquire this stunning, two-bedroom, second-floor apartment in one of Edinburgh's most sought after residential areas. The property is presented to the market in excellent internal order and benefits from a lovely balcony alongside superb internal proportions. This available space offers a buyer great flexibility to make their mark. Modern apartments of this quality are rare in the area making this an absolute must-see.

# THE LOUNGE/KITCHEN



Accommodation is focused on a superb dual aspect kitchen/lounge which is neutrally finished, exceptionally bright and finished with quality laminate flooring. The space on offer gives plenty of flexibility for different furniture configurations allowing a purchaser to create their ideal entertaining space.



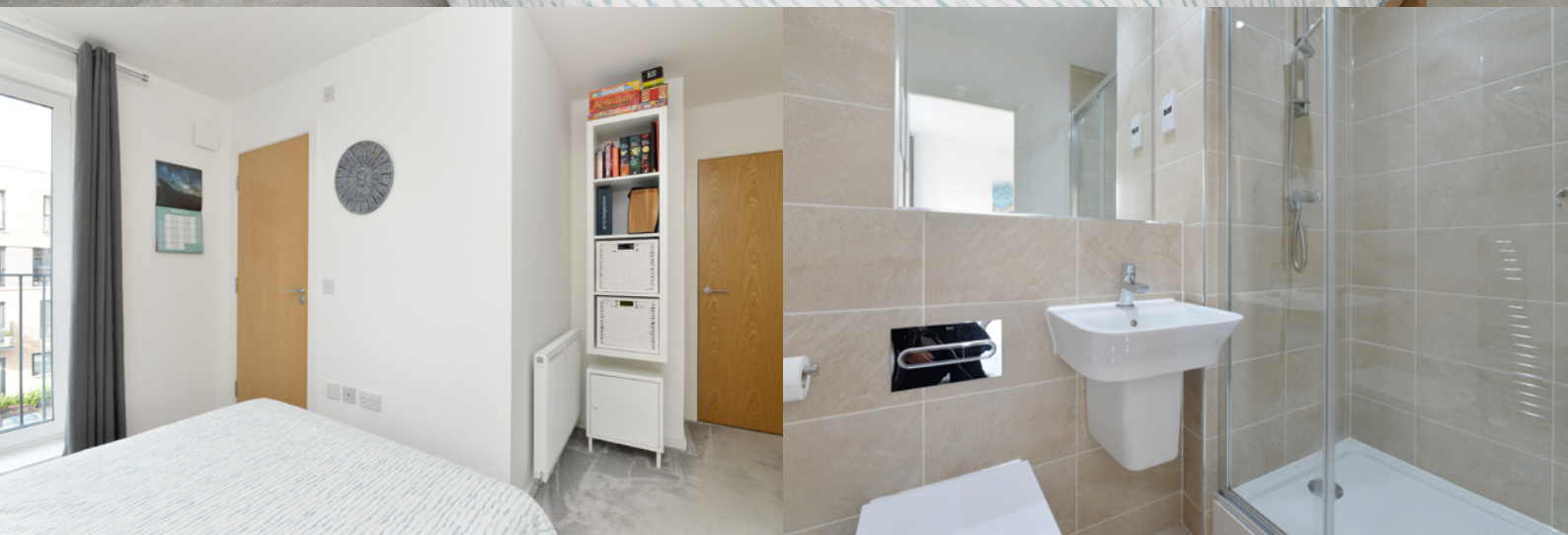
The stylish modern kitchen has been arranged to give a degree of separation from the living area. The kitchen comprises a full range of base and wall mounted units which give excellent prep and storage space for the aspiring chef. The units have a white gloss finish with contrasting work surfaces. Gas hob, electric oven, overhead extractor, fridge freezer and washing machine are all integrated.

# THE BALCONY



The master bedroom is a particular jewel with ample floor space for free standing furniture alongside an integrated wardrobe. The master bedroom further benefits from a contemporary en-suite shower room. The second bedroom also benefits from a deep integrated wardrobe. A central hallway with integrated storage gives access to the main bathroom which completes the internal accommodation. Partially tiled, the bathroom includes a three-piece white suite with shower over bath.

## BEDROOM 1 & EN-SUITE





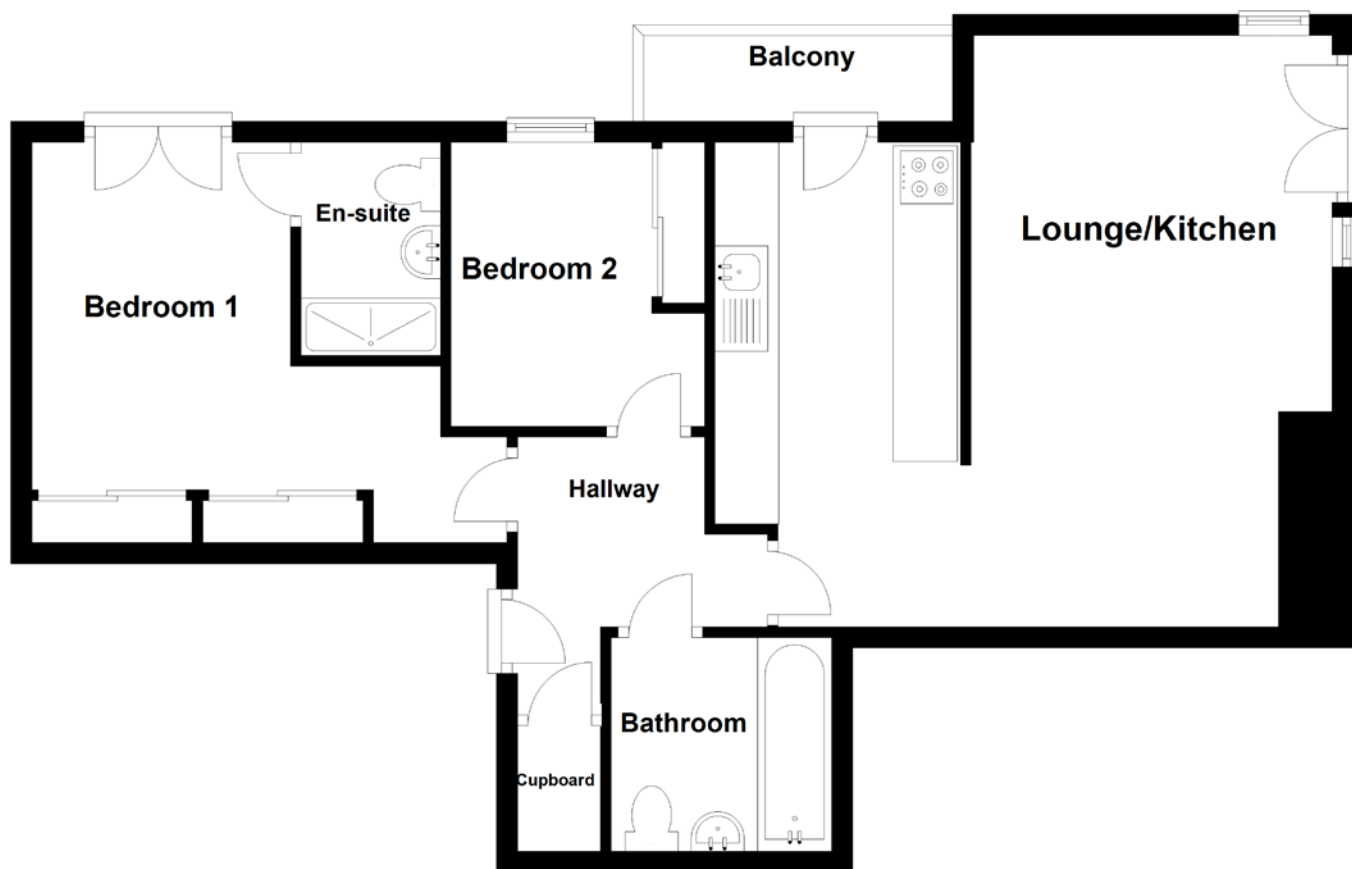
## BEDROOM 2 & BATHROOM



# BEDROOM 1 & EN-SUITE



# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

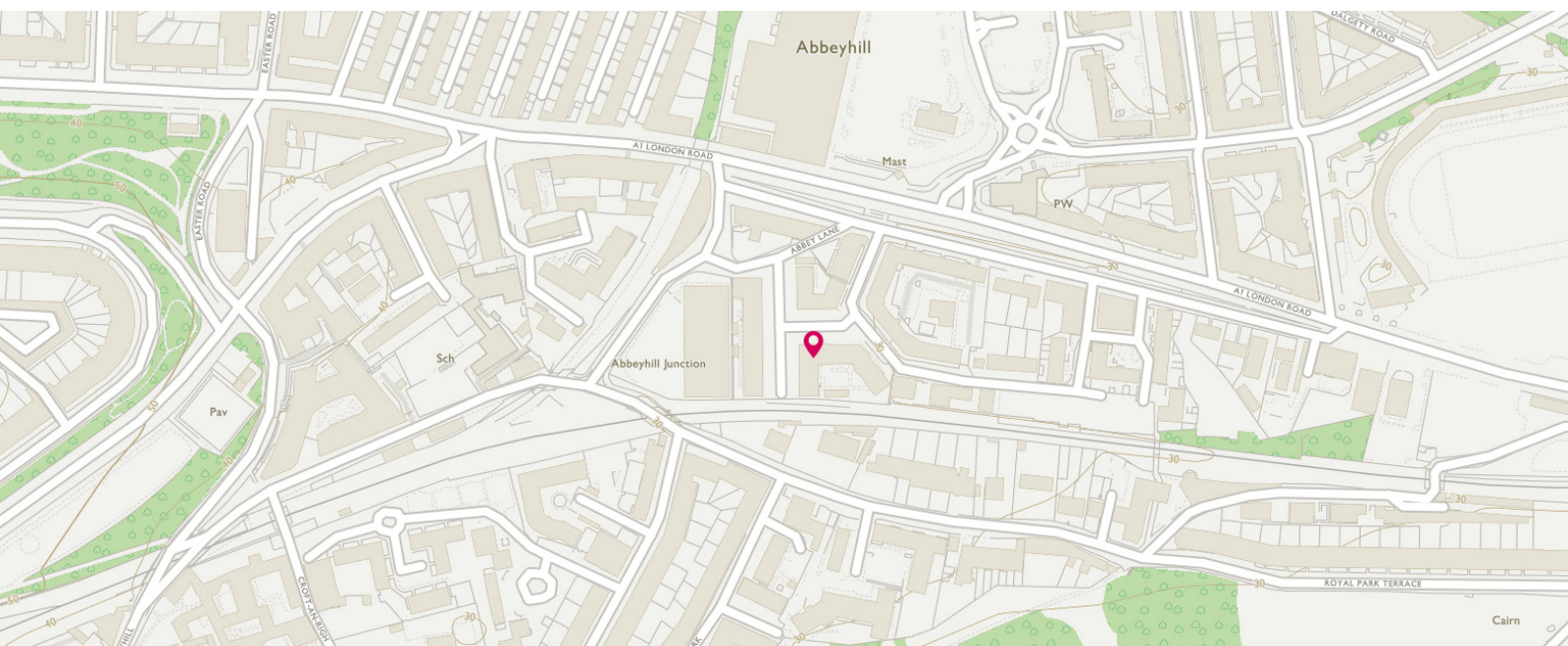
|                |                               |
|----------------|-------------------------------|
| Lounge/Kitchen | 5.60m (18'5") x 4.45m (14'7") |
| Balcony        | 3.03m (9'11") x 1.00m (3'3")  |
| Bedroom 1      | 4.50m (14'9") x 3.16m (10'5") |
| En-suite       | 2.02m (6'8") x 1.32m (4'4")   |
| Bedroom 2      | 2.69m (8'10") x 2.40m (7'11") |

Bathroom

2.09m (6'10") x 1.87m (6'2")

Gross internal floor area (m<sup>2</sup>): 61m<sup>2</sup>  
EPC Rating: B

Extras (Included in the sale): Furniture may be available through separate negotiation.



# THE LOCATION

Elsie Inglis Way is a stylish residential development sitting just off London Road in the heart of the popular Abbeyhill area, minutes to the east of the city centre. Within the immediate vicinity, you are treated to many independent international cafes and eateries such as Red Kite, Cafe Piccante and Art and Vintage.





The location enjoys easy access to Princes Street, George Street and luxury shopping on Multrees Walk. Additionally, the St James Centre is currently being redeveloped into a world-class retail and leisure centre. Nearby St Andrews Square is home to some of the best restaurants in the city, such as The Ivy on the Square, Gaucho and Dishoom. Alternatively, you could head to the trendy Shore area of Leith for a wide variety of bars and eateries, including two Michelin starred restaurants.

For leisure pursuits, Abbeyhill is located in close proximity to the Omni Centre which hosts a Nuffield Health Centre, Vue Cinema, and high street restaurants, as well as being only a short distance from the beautiful green spaces of

Holyrood Park and Arthur's Seat.

Further facilities can be found at Meadowbank Retail Park which houses a Sainsbury's supermarket and more. Elsie Inglis Way is within walking distance of Waverley Train Station and The University of Edinburgh. Local schooling is available at Abbeyhill Primary School, and there are also nearby private schools such as Edinburgh Academy, George Heriots and Fettes College.

There are regular bus services leading to the City Centre as well as access to the A1 connecting the East and West of the city with links to the main motorways and Edinburgh International Airport.



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