

*Stylish three-bedroom duplex in sought-after Abbeyhill,  
moments from Holyrood Park and the city centre*



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McEwan Fraser is delighted to present this superb three-bedroom duplex apartment, offering generously proportioned accommodation and presented to the market chain free. Occupying an enviable position on the corner of Abbey Lane and London Road, the property is ideally located for easy access to Edinburgh city centre and a wide and varied selection of local amenities. Further benefits include a private section of terrace, double glazing, a secure entry system and a secure private car parking space.

The accommodation extends to approximately 98m<sup>2</sup> over two levels, with the main living areas positioned on the lower floor and the bedrooms and principal bathroom located on the upper level, creating a well-balanced and highly practical layout.

## THE LIVING/DINING ROOM



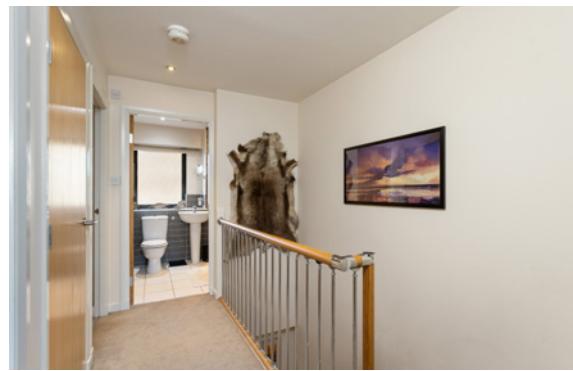
The lower level is dominated by an impressive dual-aspect open-plan kitchen, dining and living space, which offers excellent natural light and superb flexibility for modern living and entertaining. The living area comfortably accommodates a large suite and additional furniture, while the dining area provides ample space for a full-sized table and chairs.

# THE KITCHEN



The contemporary kitchen is fitted with a comprehensive range of base and wall-mounted units, providing excellent storage and preparation space, along with a selection of integrated appliances including an electric hob and oven, extractor hood, microwave, fridge freezer and dishwasher. This level is completed by a convenient WC and integrated storage.





On the upper floor, the principal bedroom is a generously sized double featuring a large integrated wardrobe, a stylish en-suite shower room and ample space for additional furnishings. Bedroom two is another well-proportioned double, also benefiting from an integrated wardrobe. Bedroom three is a generous single, ideally suited for use as a home office or guest room. The upper accommodation is completed by the family bathroom, which is partially tiled and fitted with a three-piece white suite with a shower over the bath.

## THE BATHROOM



# BEDROOM 1



a generously sized double featuring a large integrated wardrobe, a stylish en-suite shower room and ample space for additional furnishings



# BEDROOM 2



# BEDROOM 3



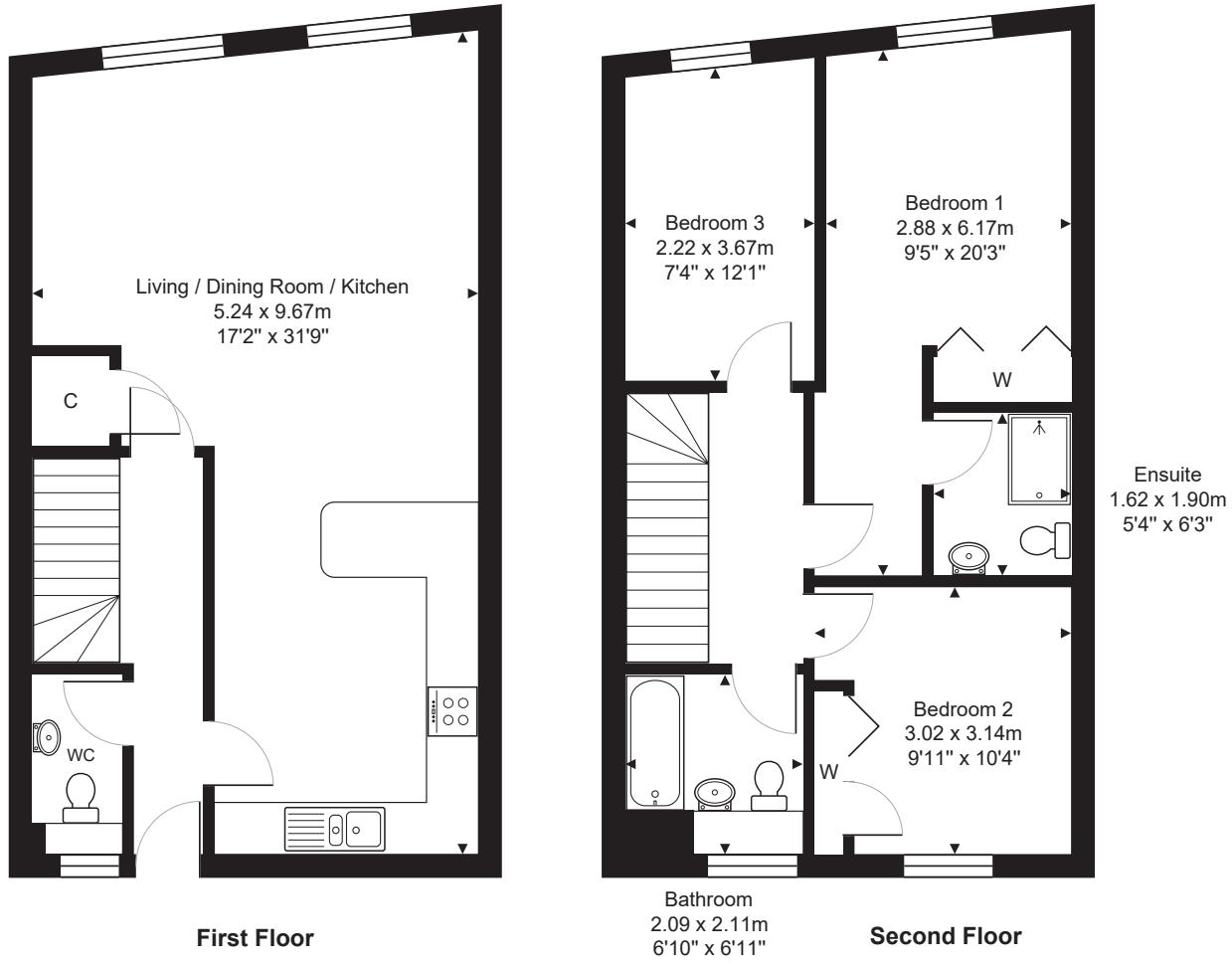
Externally, the property enjoys a private west-facing section of terrace, an ideal sun trap during the summer months and a perfect space for outdoor relaxation.

This exceptional duplex apartment combines generous living space, excellent outdoor amenity and a highly convenient central location, making it an ideal purchase for professionals, families or investors alike. Early viewing is highly recommended to appreciate the space, layout and lifestyle on offer.

## EXTERNALS & VIEW



# FLOOR PLAN & DIMENSIONS

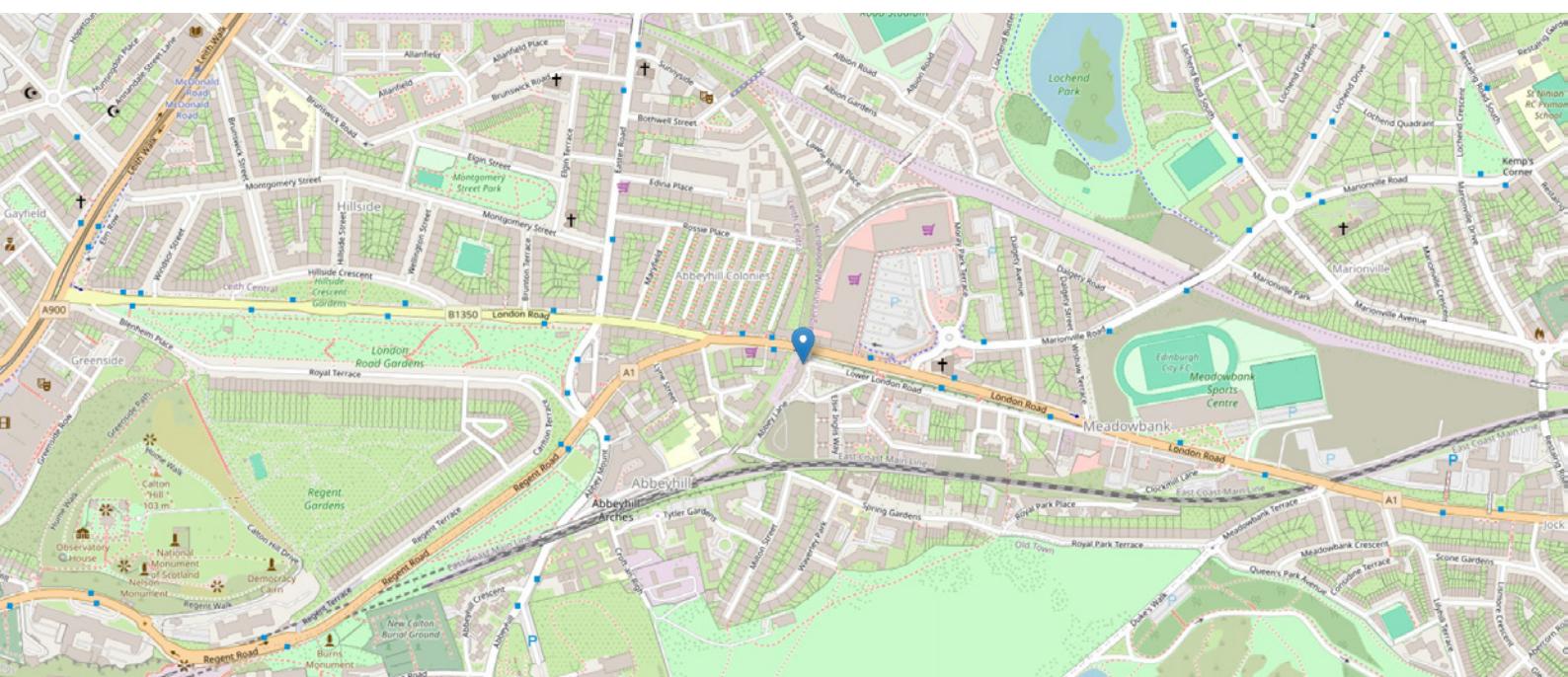


First Floor

Second Floor

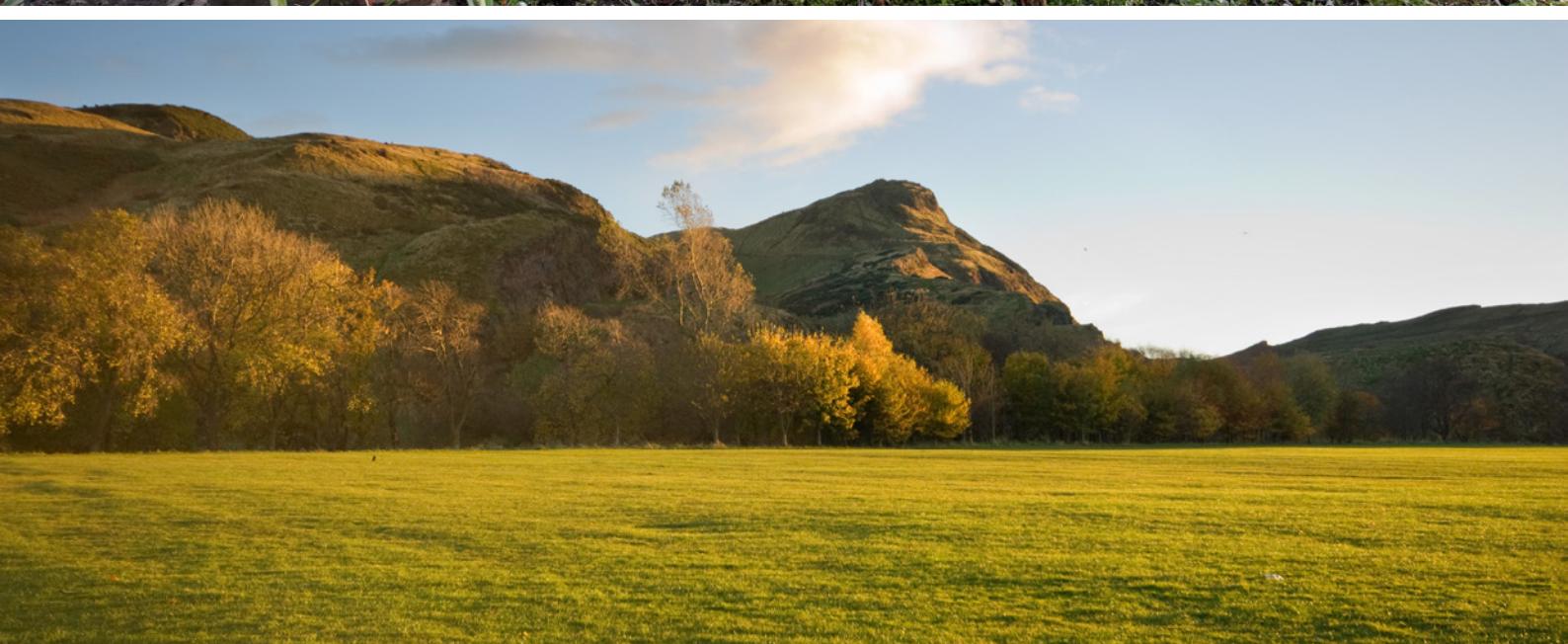
Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 98m<sup>2</sup> | EPC Rating: D



# THE LOCATION

Abbeyhill is a highly desirable residential area situated just east of Edinburgh's city centre, offering the perfect balance of urban convenience and green open space. The property is ideally positioned within walking distance of the city centre, Holyrood Park and the Palace of Holyroodhouse, providing immediate access to some of Edinburgh's most iconic landmarks and outdoor pursuits.





An excellent range of local amenities can be found on nearby London Road, Easter Road and Leith Walk, including independent cafés, restaurants, bars, supermarkets and specialist shops. Meadowbank Retail Park and the recently refurbished Meadowbank Sports Centre are also close by, offering a wide selection of retail outlets, gym and leisure facilities.

The area benefits from outstanding transport links, with frequent bus services providing swift access to the city centre, Leith and beyond. Edinburgh Waverley railway station is within comfortable walking distance, while the nearby Picardy Place tram stop offers direct connections to Edinburgh Airport and the wider tram network.

For recreation, residents are spoilt for choice with Holyrood Park, Arthur's Seat and Calton Hill all close at hand, providing superb walking, running and cycling routes as well as breathtaking panoramic views across the city. The area is also well served by a variety of cultural attractions, fitness facilities and green spaces, making Abbeyhill an ideal location for professionals, families and investors alike.



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