

1/14 Elsie Inglis Way

ABBEYHILL, EDINBURGH, EH7 5FQ



*STYLISH AND SPACIOUS THIRD-FLOOR
APARTMENT WITH PRIVATE BALCONY*



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McEwan Fraser Legal is delighted to present this stunning two-bedroom, third-floor apartment on Elsie Inglis Way in the heart of Abbeyhill, one of Edinburgh's most sought-after residential pockets. Presented to the market in excellent internal order, the property offers generous proportions, a private balcony, and a flexible layout that will appeal to a wide range of buyers. Modern apartments of this calibre are rarely available in the area, making this a must-see.

The accommodation is centred around a superb dual-aspect kitchen, living, and dining space. Neutrally finished and flooded with natural light, this is a particularly impressive room with ample space for a variety of furniture arrangements, allowing a purchaser to create their ideal living and entertaining space. The contemporary kitchen is thoughtfully positioned to provide a degree of separation from the main living area while maintaining an open-plan feel. It is fitted with a full range of gloss base and wall-mounted units which offer excellent prep and storage space. Integrated appliances include a gas hob, an electric oven, extractor hood, fridge freezer, dishwasher, and washing machine.

The Property







The principal bedroom is a generous double with ample space for freestanding furniture, a built-in wardrobe, and the added benefit of a stylish en-suite shower room. The second bedroom also includes an integrated wardrobe. A central hallway with additional storage leads to the main bathroom, which is fully tiled and fitted with a three-piece suite including a shower over the bath.



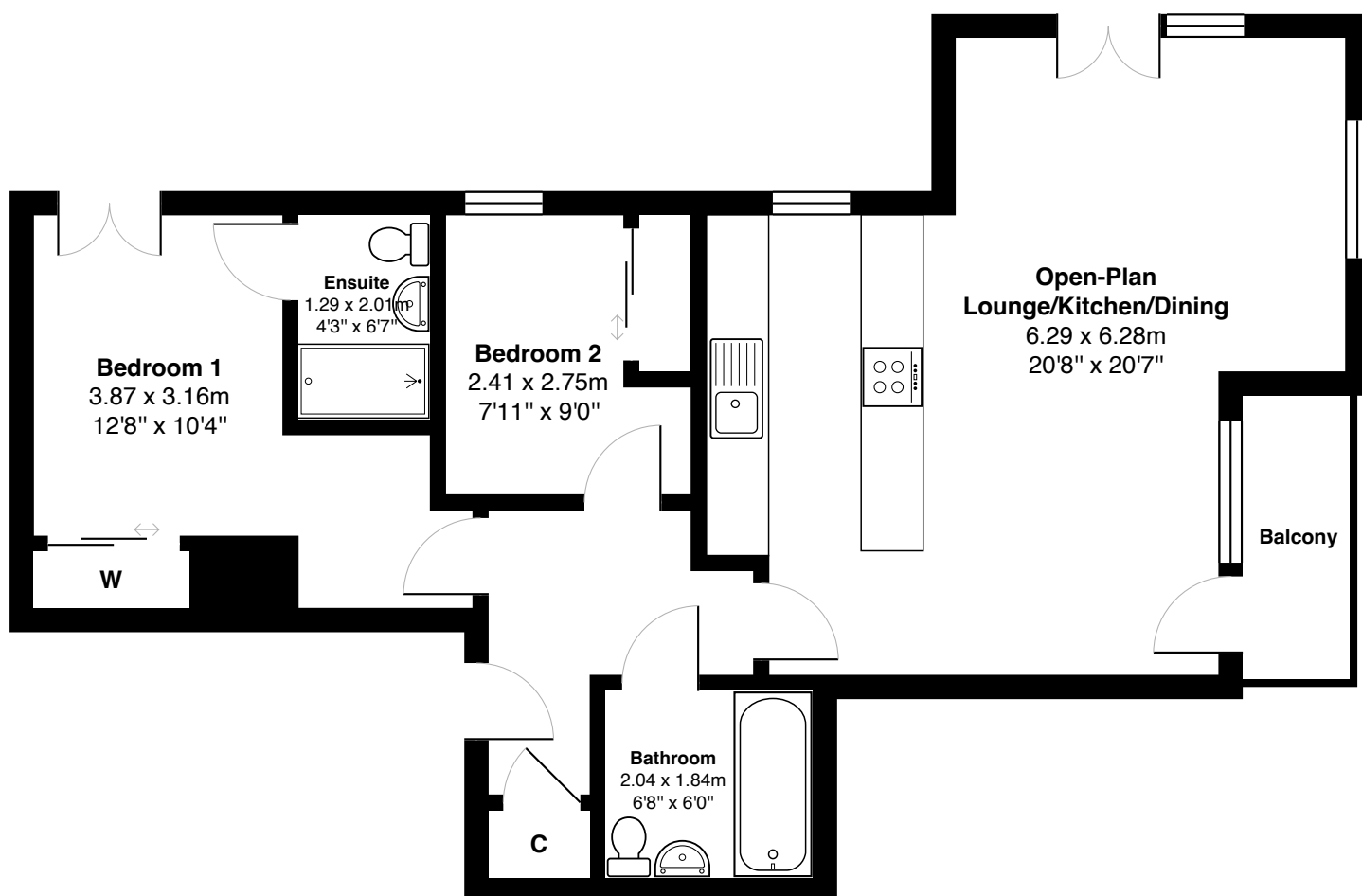
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Bedroom 2







Gross internal floor area (m²): 65m²

EPC Rating: B

Floor Plan





Further benefits include gas central heating, double glazing, a secure entry system, residents' parking, and well-maintained communal grounds.





Elsie Inglis Way forms part of a modern development in the popular Abbeyhill district, east of Edinburgh's city centre. The area offers contemporary living alongside established local character. Abbeyhill is ideally positioned for access into the city centre, reachable on foot in around 15–20 minutes. Regular buses run along London Road, the tram at Picardy Place offers a direct link to Edinburgh Airport, and Waverley Station is within comfortable walking distance.

Local amenities include Meadowbank Retail Park with a Sainsbury's and high-street stores, plus the redeveloped Meadowbank Sports Centre. Independent cafés, restaurants, and bars can be found at Easter Road and Leith Walk.

Green space is abundant, with Holyrood Park and Arthur's Seat within easy walking distance, offering iconic outdoor spaces for walking, running, and panoramic views. Calton Hill is also nearby. Elsie Inglis Way offers a superb balance of modern city living, excellent transport links, and access to amenities and green space, making it a sought-after location for a wide range of buyers.

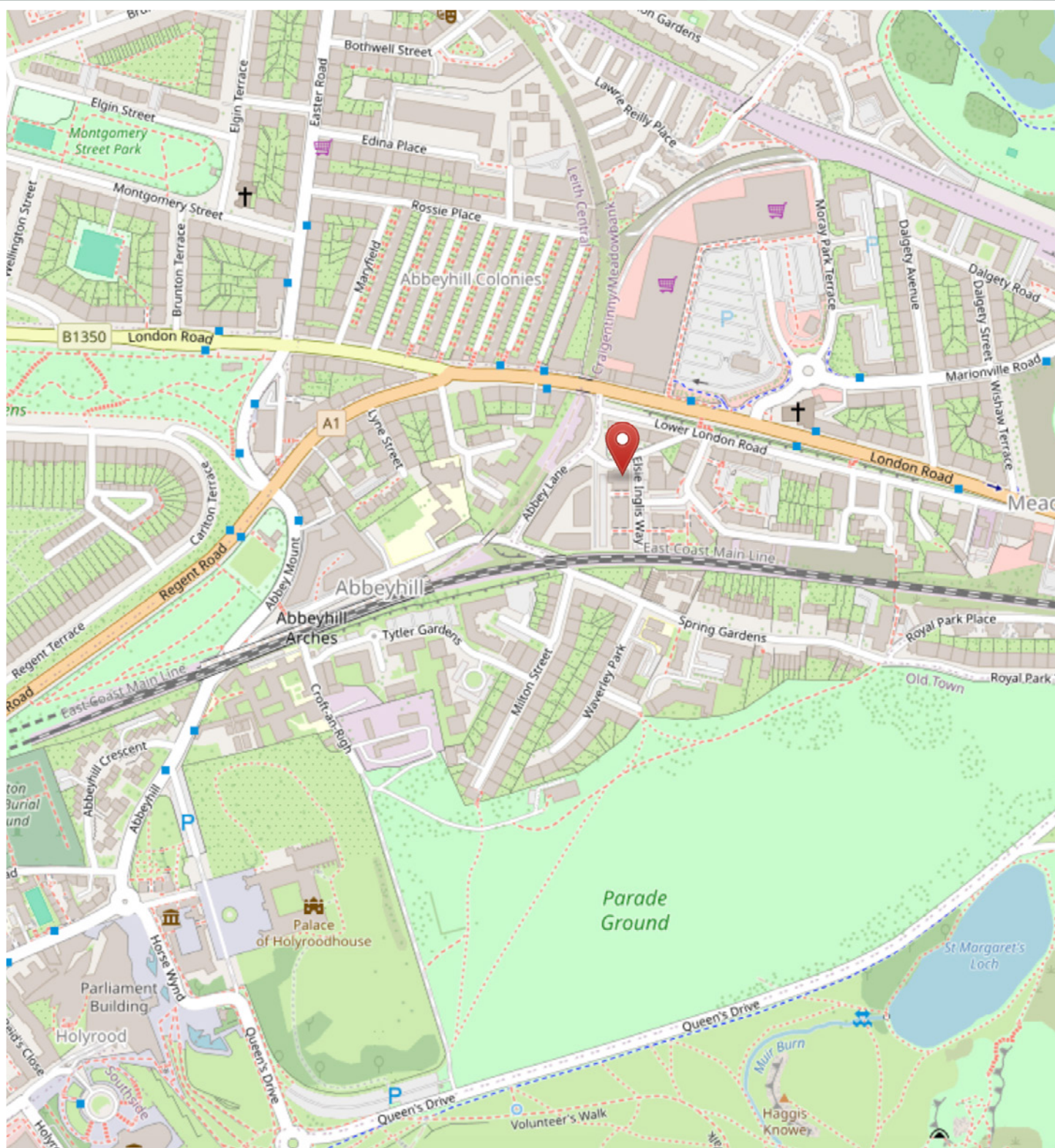


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