




McEwan Fraser Legal

Solicitors & Estate Agents

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18/3 Abbey Lane

ABBIEYHILL, EDINBURGH, EH8 8HH

The Location

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Abbeyhill is a popular residential district lying to the east of Edinburgh's bustling city centre. It takes its name from the historic ruined Abbey at Holyrood Palace and is situated between the Palace itself, Waverley Station and London Road.

As a central area in the city, Abbeyhill is comprised mainly of stone-built tenement properties dating from around the 1890s. The area is primarily residential, not a major retail or commercial area, and is within the easiest possible reach of the city centre, combining accessibility with the quiet feel of a suburb.

Using one of the frequent bus services that pass through Abbeyhill, the city centre is just a short journey away, no more than seven or eight minutes. In fact, for the energetic, many parts of the city centre are just a short walk away.



Although quiet, Abbeyhill has all the necessary local amenities such as local shops, banking, building society and Post Office services. The nearby Meadowbank Retail Park provides shops and a supermarket, meaning that in Abbeyhill all your daily needs are also within walking distance.

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An excellent opportunity has arisen to acquire this highly desirable two-bedroom apartment with views to Arthur's seat. Viewing of this property is highly recommended to appreciate the property in its entirety.

Internally this accommodation is in excellent decorative order, briefly comprising of an entrance hall with access to all rooms, a bright and spacious lounge/diner and a more than adequate bright

kitchen benefiting from freestanding appliances with a four ring hob/oven and extractor hood. The lounge area offers a variety of possible configurations and provides the views previously mentioned.

The spacious master bedroom has double built-in wardrobes. There is also a further double bedroom with double built-in wardrobes. To complete the accommodation is last but not least the main bathroom which is equipped

with a three-piece white suite with bath and shower.

This property also benefits from full double glazing and additional secondary glazed windows in the both bedrooms. There are garden grounds surrounding the property that belong to the lower ground flats, as well as Arthur's Seat and the surrounding green space in such close proximity. Furthermore, the property has more than adequate parking on street for residents and visitors alike.



Kitchen



Bedroom



Bedroom

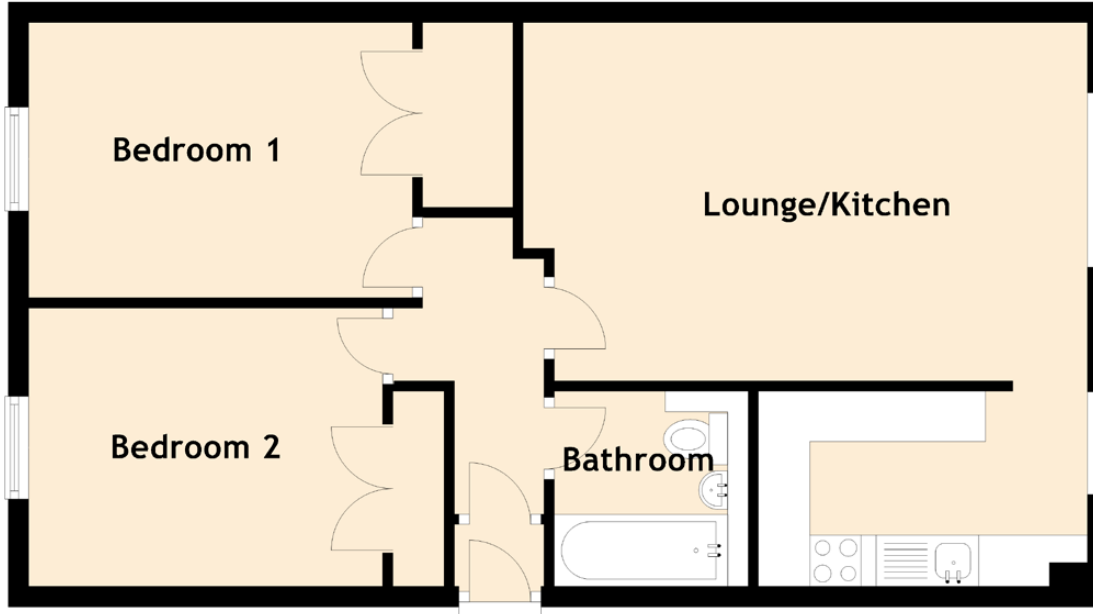


Bathroom



Specifications & Details

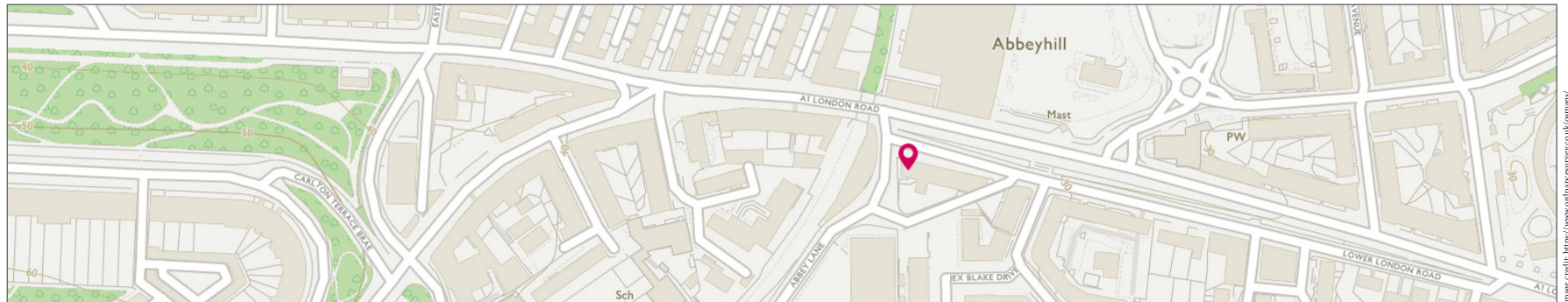
FLOOR PLAN, DIMENSINS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge/Kitchen	5.60m (18'4") x 5.20m (17'1")
Bedroom 1	3.74m (12'3") x 2.68m (8'10")
Bedroom 2	3.45m (11'4") x 2.71m (8'11")
Bathroom	1.90m (6'3") x 1.89m (6'2")

Gross internal floor area (m²): 58m² | EPC Rating: D



View from the kitchen




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Part
Exchange
Available

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