

# 23/11 Maryfield

ABBAYHILL, EDINBURGH, EH7 5AR



*Stylish one-bedroom traditional tenement flat in sought-after Abbeyhill, featuring a bright open-plan living space, modern comforts, and excellent city access*



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McEwan Fraser Legal is delighted to present this charming one-bedroom traditional tenement flat, which offers an excellent opportunity for first-time buyers, professionals, or investors alike.

# THE LIVING ROOM / KITCHEN



The property features a bright and well-proportioned open-plan kitchen and living room, creating a versatile space ideal for both relaxing and entertaining. The kitchen area is thoughtfully laid out with ample storage and worktop space, seamlessly blending with the living area to form the heart of the home.



The double bedroom is generously sized and benefits from good natural light, while the bathroom is fitted with a three-piece suite including a shower over the bath.

# THE BATHROOM



# THE BEDROOM

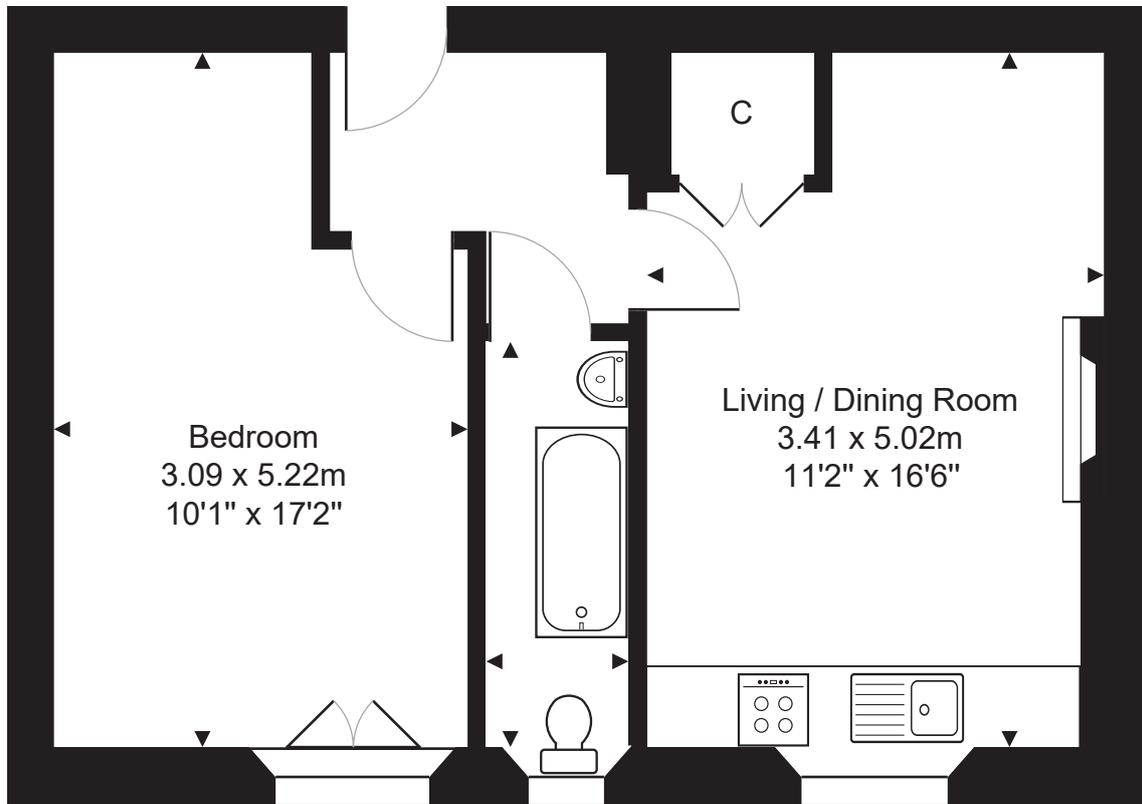


Further benefits include double glazing throughout, and the characterful features typical of a traditional tenement property.

# EXTERNALS



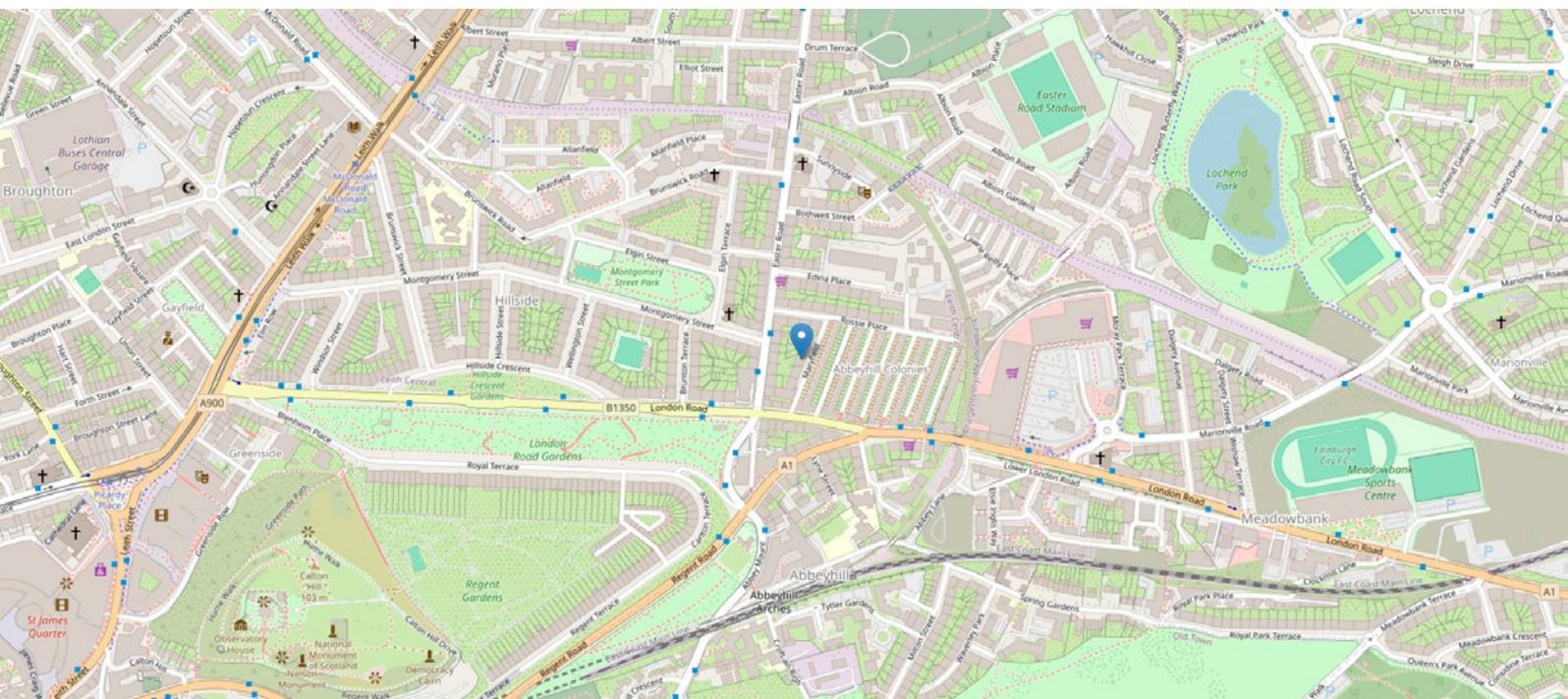
# FLOOR PLAN & DIMENSIONS



Bathroom  
1.06 x 3.05m  
3'6" x 10'0"

Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 40m<sup>2</sup> | EPC Rating: D



# THE LOCATION

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 1890's. The area is primarily residential, not a major retail or commercial zone 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 easily within walking distance.

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 within easy walking distance.



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