

31, 1 Sunnybank Place

MEADOWBANK, EDINBURGH, EH7 5TJ



*STYLISH TOP FLOOR TWO-BEDROOM FLAT WITH
BALCONY AND STUNNING EDINBURGH VIEWS*



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Set within a modern, well-maintained development in the vibrant Abbeyhill area, this beautifully presented top-floor two-bedroom flat offers contemporary living with breathtaking views across Edinburgh.

The property boasts a bright and spacious open-plan living, kitchen, and dining area, creating a fantastic space for both relaxing and entertaining. Large windows and the private balcony allow you to fully enjoy the stunning outlook across the city skyline.







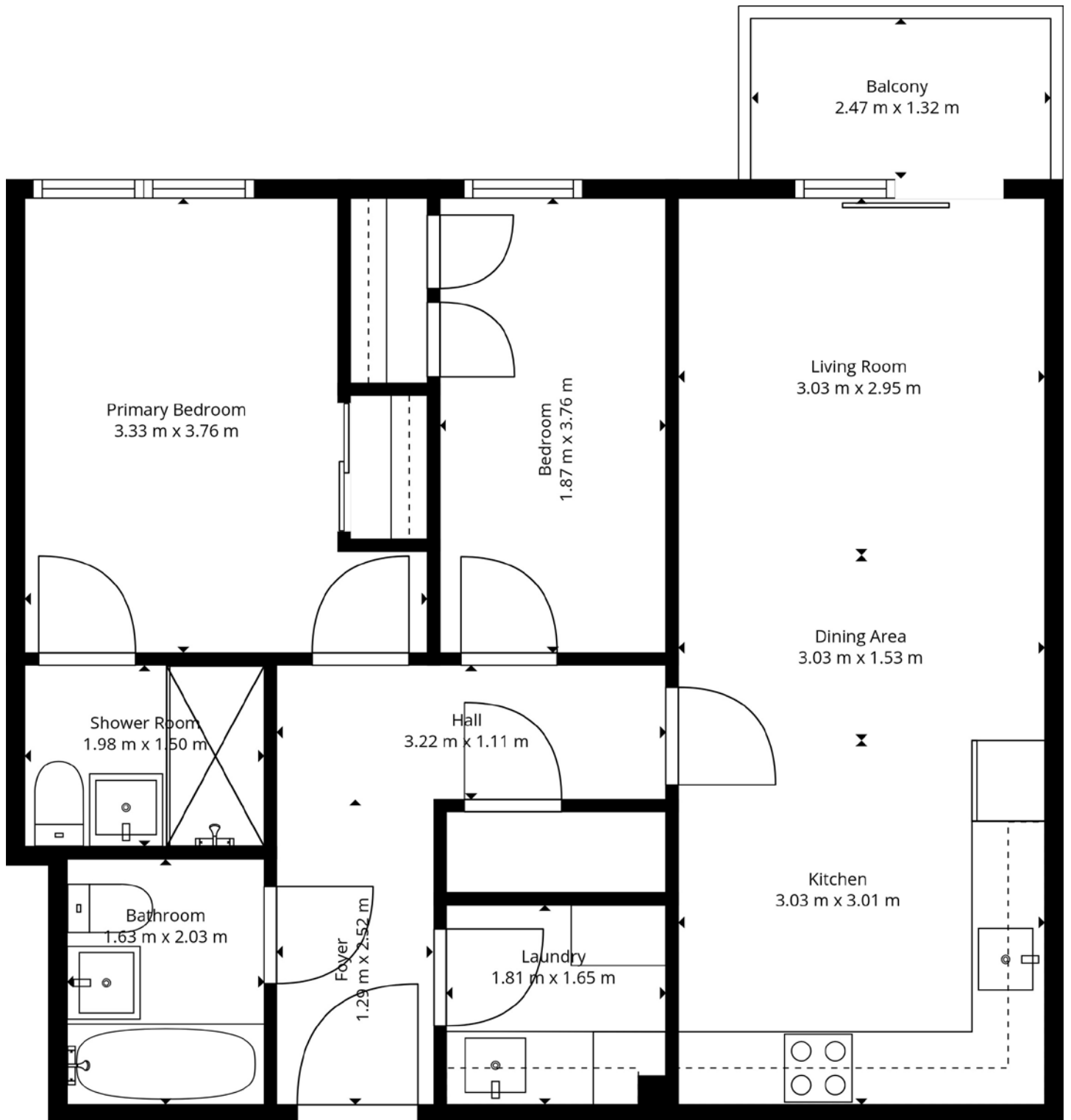
Both bedrooms are well-proportioned, with the principal bedroom benefiting from a modern ensuite, while a separate stylish bathroom serves the rest of the property. A separate utility room adds excellent practicality and additional storage.











Gross internal floor area (m²): 64m²

EPC Rating: B

Floor Plan

Finished in modern décor throughout, the property is presented in move-in condition and forms part of a relatively new development. It also benefits from dedicated parking spaces for residents, offering a high standard of living in a sought-after central location.

Early viewing is highly recommended to appreciate the space, presentation, and exceptional views this fantastic home has to offer.



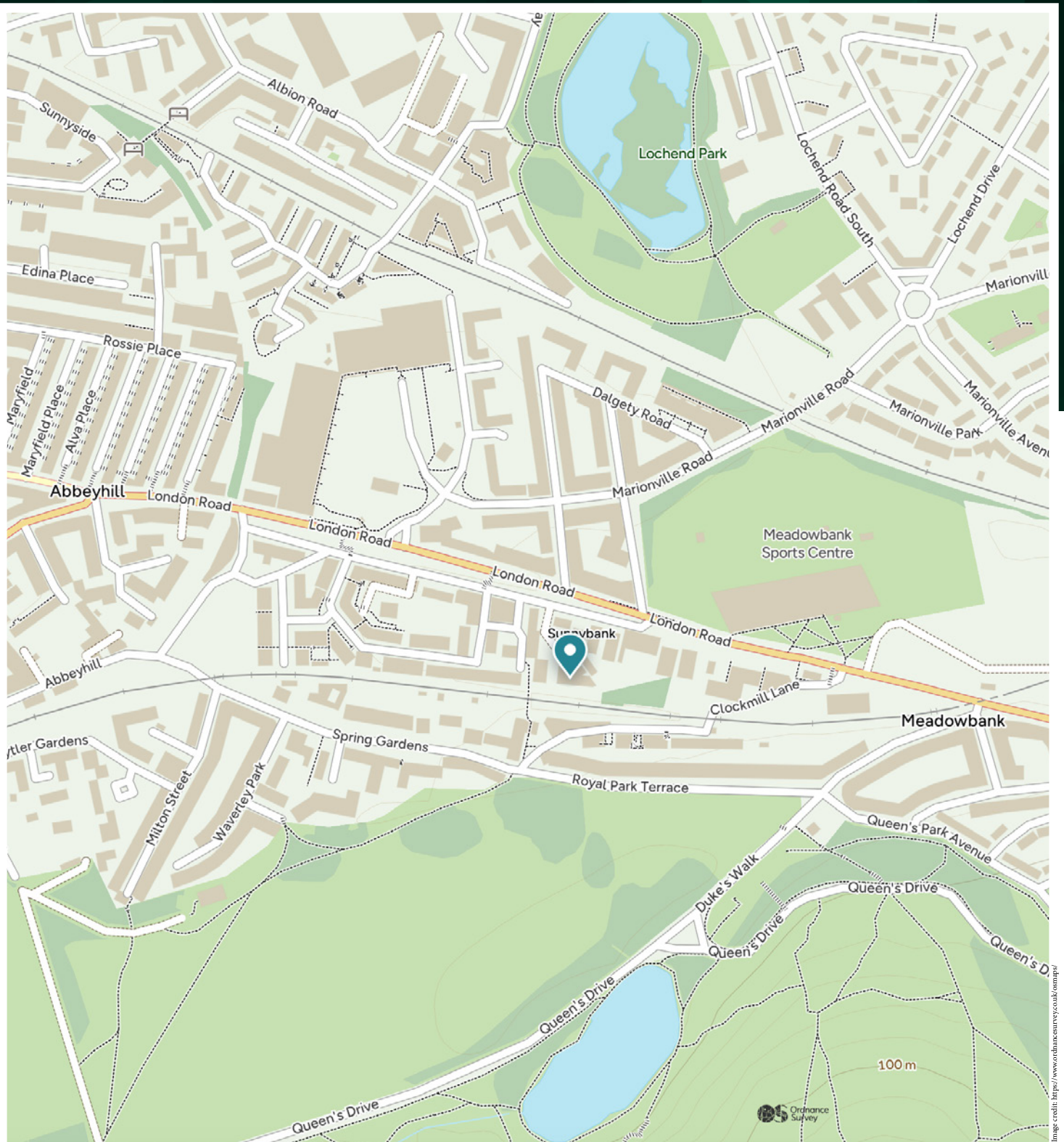


Abbeyhill is a popular residential district lying to the east of Edinburgh's bustling city centre. It takes its name from the historic ruined Abbey at Holyrood Palace, and is situated between the Palace itself, Waverley Station and London Road. As a central area in the city, Abbeyhill is comprised mainly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

The Location



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Exchange
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THE SUNDAY TIMES
THE TIMES



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