

3/4 Elsie Inglis Way

ABBEYHILL, EDINBURGH, EH7 5FQ



*Spacious Two Bedroom Flat In Abbeyhill's
Sought After New Development*



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McEwan Fraser Legal is delighted to present this two-bedroom flat in Edinburgh's popular Abbeyhill area of the city.

THE KITCHEN /LIVING ROOM



Inside, the property comprises of a bright and spacious open plan kitchen/living room with Juliet balcony. The kitchen is fitted with a double oven, gas hob, dishwasher and washing machine. The open-plan living space offers various possibilities for freestanding furniture arrangements.





The flat has two generous double bedrooms both of which include integrated wardrobes and the master bedroom also benefits from a spacious en-suite shower room. There are two bathroom facilities with a three-piece main bathroom suite and a three-piece en-suite shower room.

THE BATHROOM



BEDROOM 1



BEDROOM 2

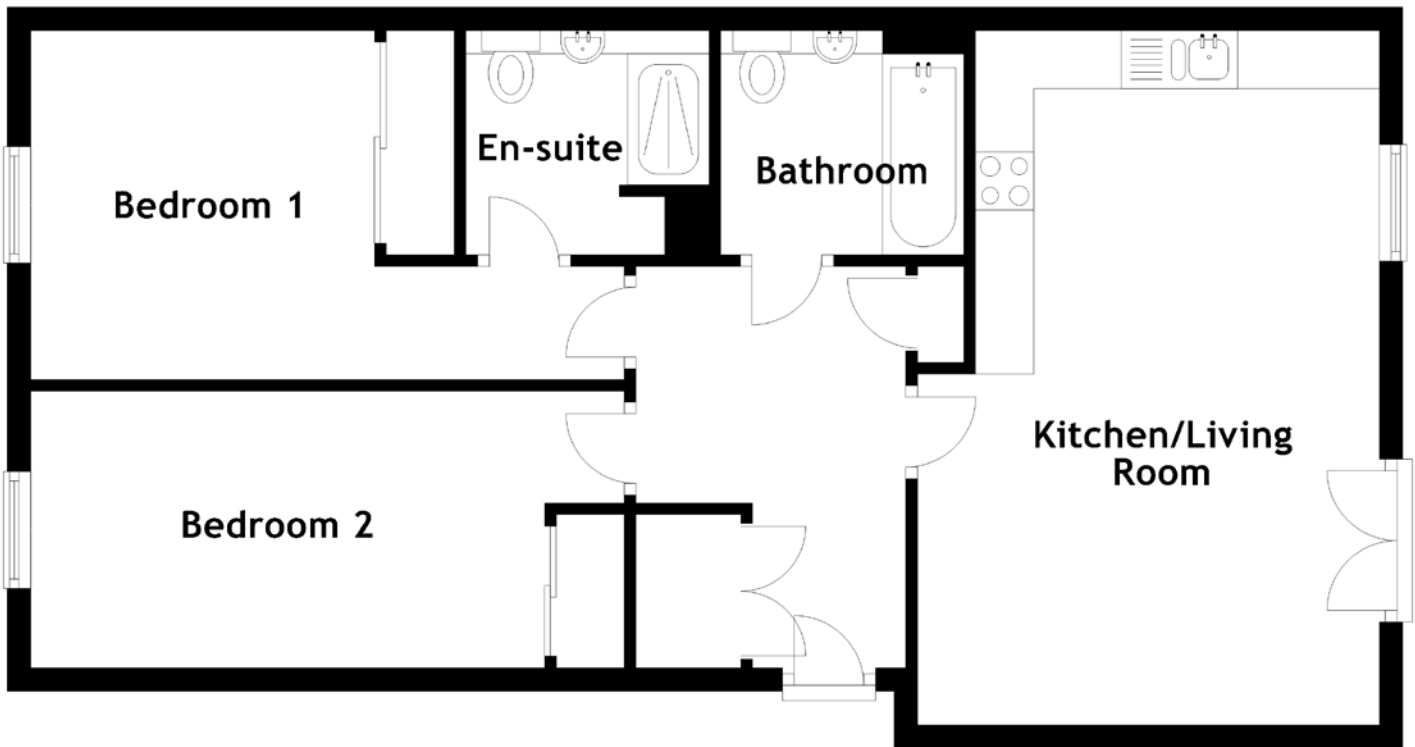


In addition, the property includes free on-street parking for residents and visitors alike. The property benefits from modern double glazing and gas central heating making a warm and cost-effective home year-round. Perfect for professional couples, first-time buy or buy to let.

EXTERNALS & VIEWS



FLOOR PLAN, DIMENSIONS & MAP



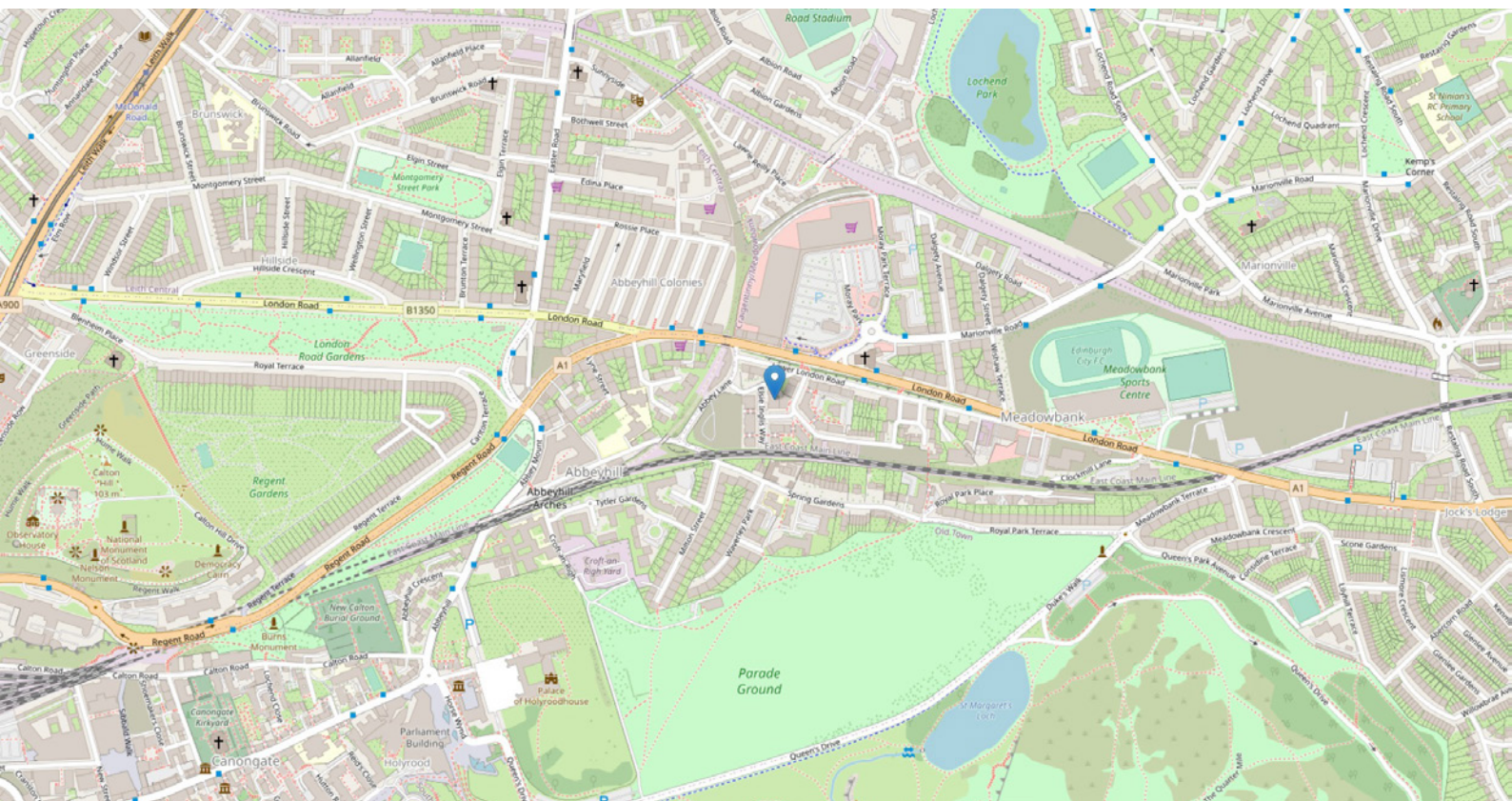
Approximate Dimensions (Taken from the widest point)

Kitchen/Living Room 5.97m (19'7") x 3.97m (13')
 Bathroom 2.09m (6'10") x 1.93m (6'4")
 Bedroom 1 5.10m (16'9") x 3.00m (9'10")

En-suite
 Bedroom 2

2.09m (6'10") x 1.93m (6'4")
 5.10m (16'9") x 2.38m (7'10")

Gross internal floor area (m²): 68m²
 EPC Rating: B



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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