

1/17 Salmond Place

ABBEYHILL, EDINBURGH, EH7 5ST



CENTRALLY LOCATED
ONE-BED FLAT



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McEwan Fraser Legal is delighted to present this one-bedroom flat in the highly sought-after area of Abbeyhill. The property is in good condition but has plenty of scope for a redesign for you to make it your new home. This flat is perfect for first-time buyers and investors alike.

Walking through the front door, you enter the hallway and to your left is the lounge/kitchen space. This room requires some TLC to bring it back to its former glory, however, this is a relatively small job. The kitchen can be easily redesigned to fill the space it currently sits in whilst leaving a large space on the other side of the room for the full living room suite. Returning back into the hall the double bedroom again to your left. This room boasts a huge amount of floor space for both a king-size bed and free-standing units. The room also has a large integrated wardrobe and floods of light through the large window. A three-piece shower room suite completes the accommodation.

In addition, the property includes on-street parking and is on excellent transport links to the city for those that do not drive. This is a rare opportunity to acquire a central flat in a fantastic location.



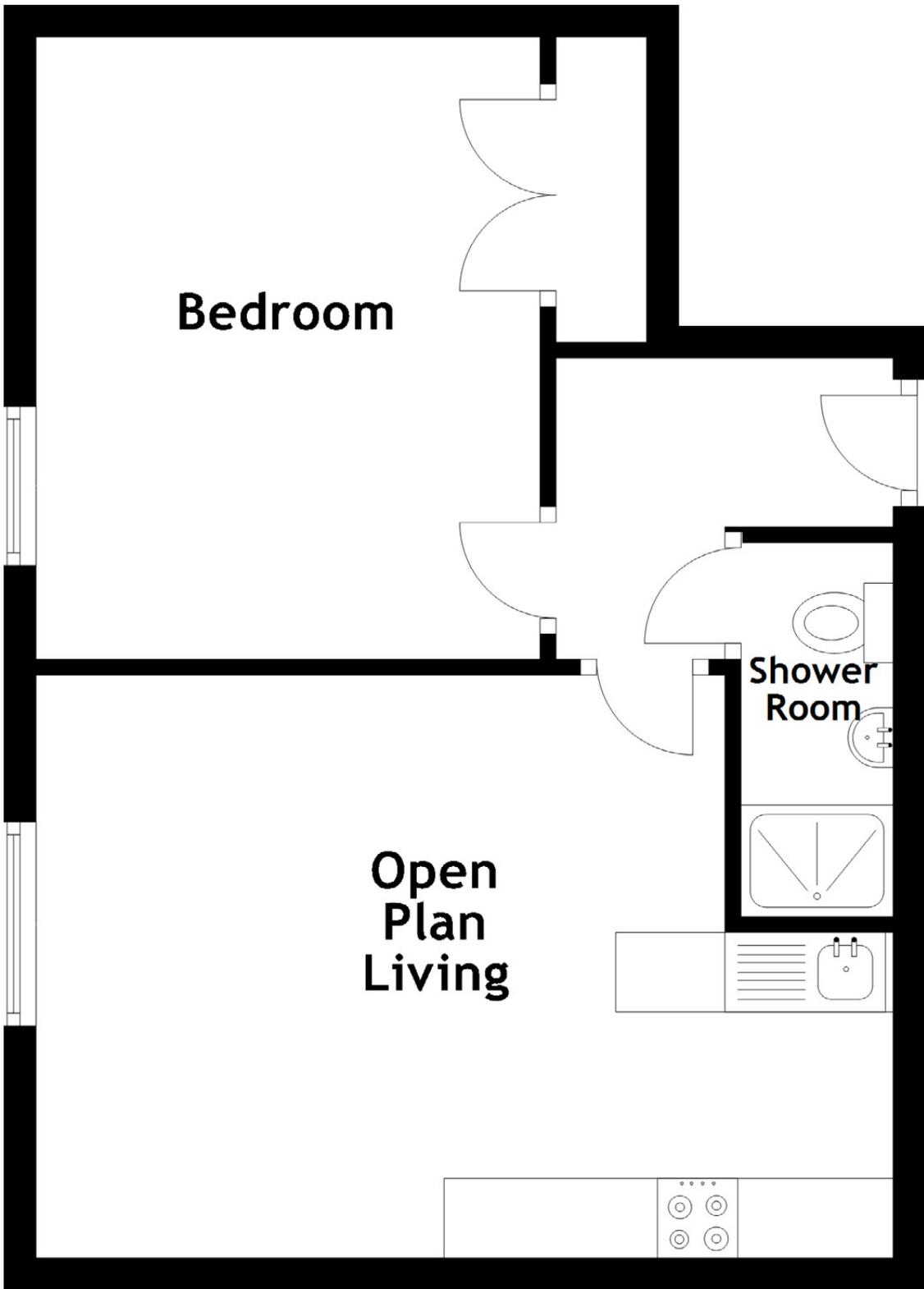




The Bedroom







Approximate Dimensions

(Taken from the widest point)

Open Plan Living 5.34m (17'6") x 3.66m (12')

Bedroom 3.91m (12'10") x 3.14m (10'4")

Shower Room 2.35m (7'8") x 0.95m (3'1")

Gross internal floor area (m²): 38m²

EPC Rating: E



Communal Gardens



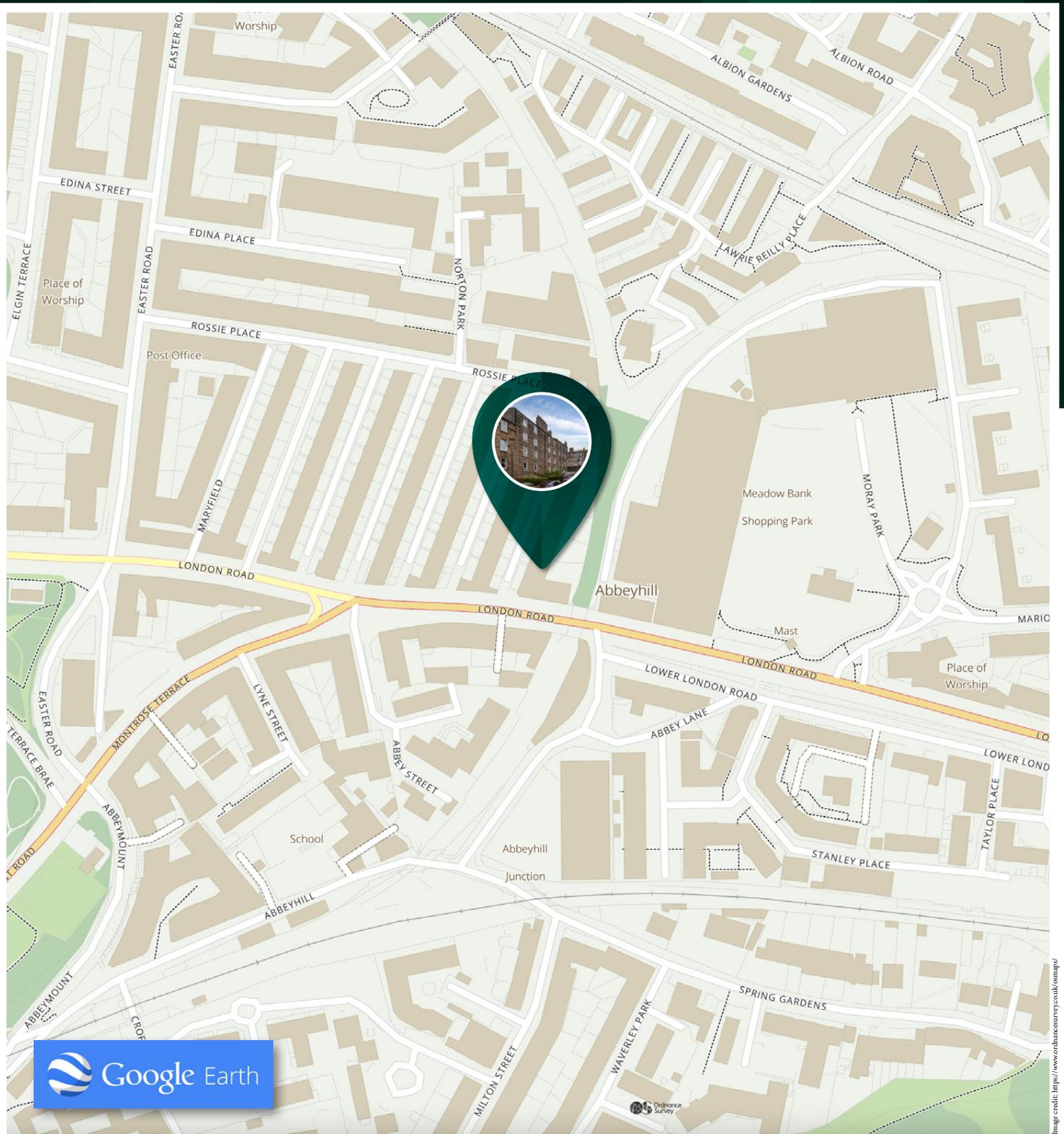


Abbeyhill is a popular residential district lying to the east of Edinburgh's bustling city centre. It takes its name from the historic ruined Abbey at Holyrood Palace, and is situated between the Palace itself, Waverley Station and London Road.

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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Part
Exchange
Available



THE SUNDAY TIMES
THE TIMES



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