

30/2 Abbey Lane

ABBEYHILL, EDINBURGH, EH8 8JH



This stunning modern two-bedroom first-floor apartment has tremendous proportions with 90m² of living space



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McEwan Fraser is delighted to present this stunning modern two-bedroom first-floor apartment to the market. The property has tremendous proportions with 90m² of living space that includes two generous double bedrooms, a bathroom, a shower room, and a large semi-open plan kitchen/living room. The property benefits from a secure underground car park space, secure entry phone system, lift access, and a small balcony with views towards Salisbury Crag.

THE LIVING ROOM



The accommodation is focused on the spacious living room which has plenty of space for a large suite and dining table. Neutrally decorated and finished with laminate flooring, the proportions on offer will give a new owner plenty of flexibility to create their ideal entertaining space.

THE KITCHEN



The kitchen is arranged in a galley style with a good range of base and wall-mounted units that give plenty of food prep and storage space. The fridge freezer, washing machine, dish washer, microwave, electric oven, and hob are all integrated.





Bedroom one is a bright and spacious bedroom with large integrated wardrobes and ample space for a full range of freestanding bedroom furniture. The second bedroom is a further large double that also enjoys integrated wardrobes and excellent proportions.

The central hallway has two integrated storage cupboards and provides access to the bathroom and a separate shower room. The bathroom is partially tiled and finished with a white three-piece suite. The shower room has a built-in shower, partial tiling, and a three-piece suite.

THE SHOWER ROOM



THE BATHROOM



BEDROOM 1



BEDROOM 2

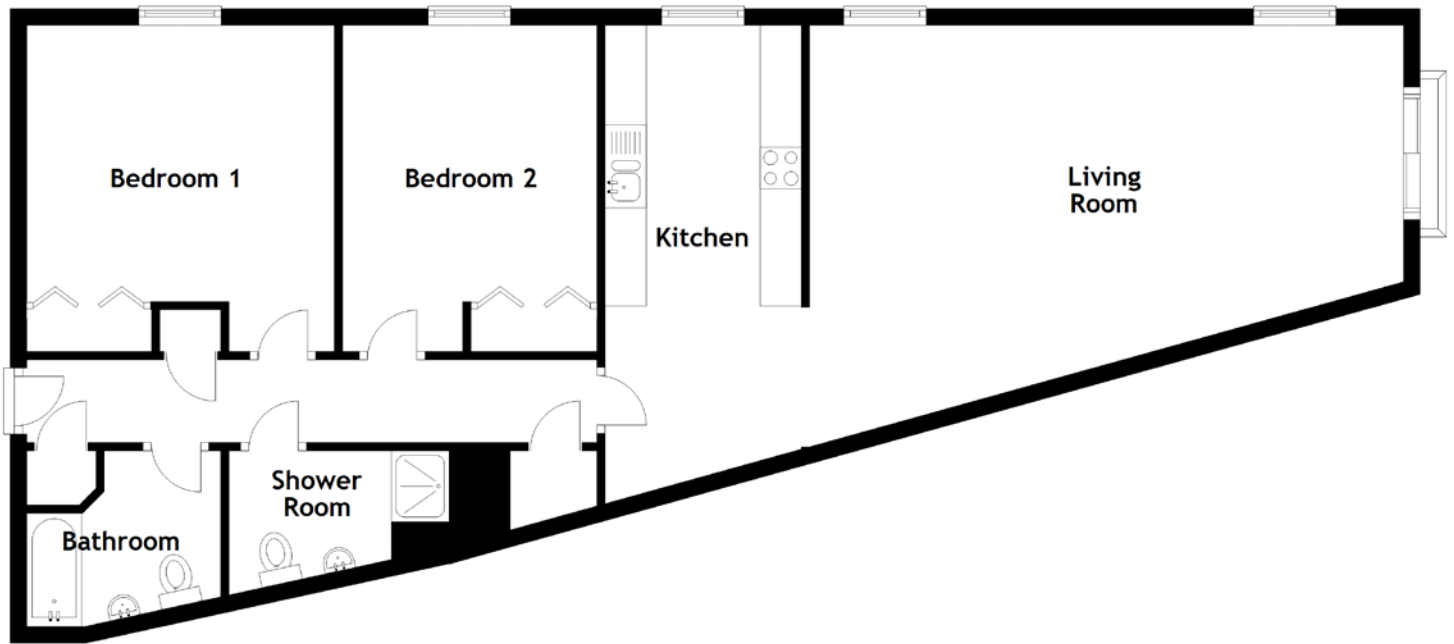


This is a picture-perfect modern apartment that would make an ideal first-time buy or sound buy-to-let investment.

EXTERNALS & VIEW



FLOOR PLAN, DIMENSIONS & MAP

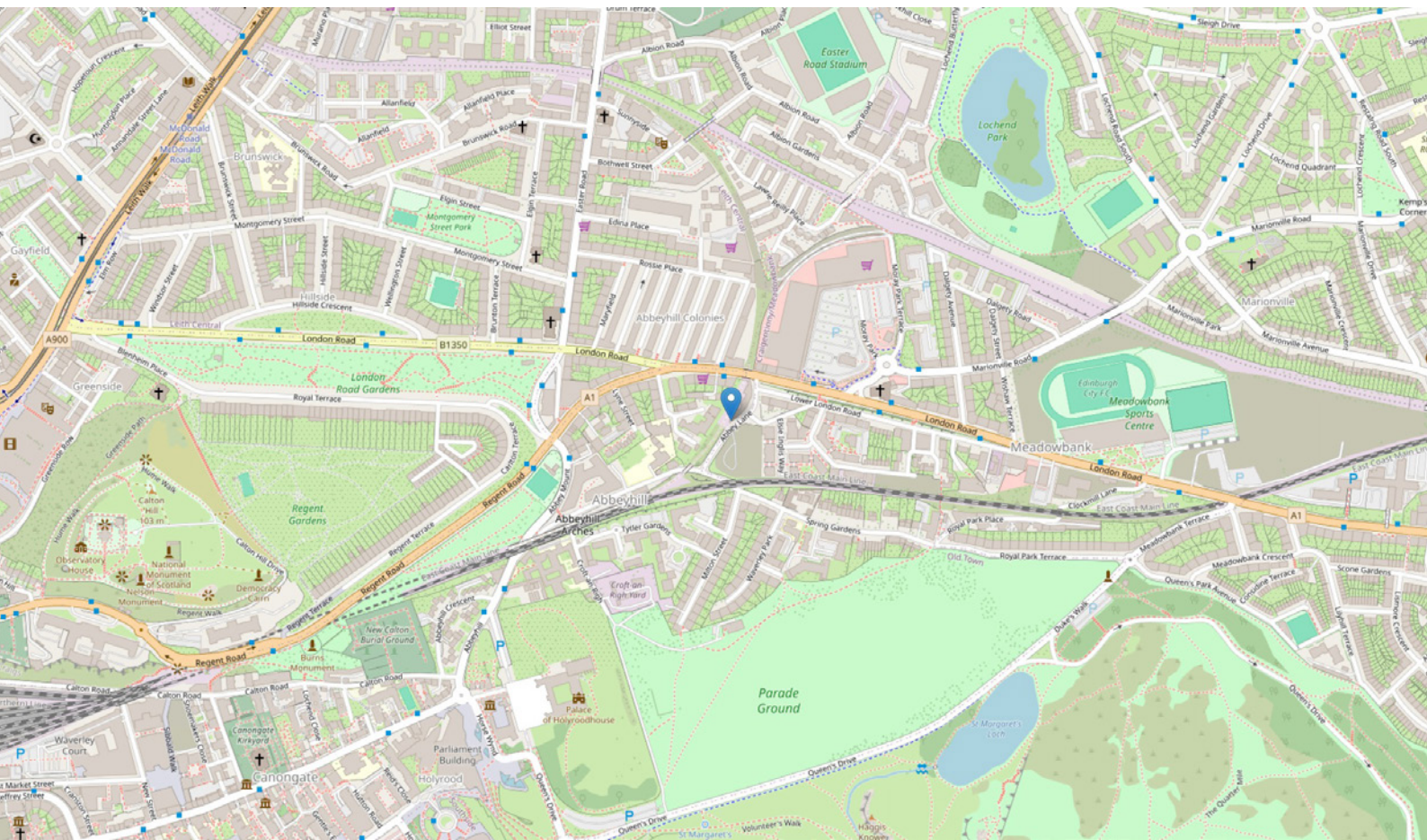


Approximate Dimensions
(Taken from the widest point)

Living Room 7.20m (23'7") x 5.12m (16'10")
Kitchen 5.88m (19'3") x 2.38m (7'10")
Shower Room 2.67m (8'9") x 1.90m (6'3")

Bathroom 2.35m (7'9") x 2.13m (7')
Bedroom 1 3.95m (13') x 3.73m (12'3")
Bedroom 2 3.95m (13') x 3.08m (10'1")

Gross internal floor area (m²): 90m²
EPC Rating: C



THE LOCATION

Situated close to Edinburgh's iconic Royal Mile, Abbeyhill offers easy access to the world-class entertainment and shopping found in the bustling heart of the capital. The area is currently enjoying a surge in popularity thanks to the wealth of independent shops and vibrant restaurants, pubs, and cafés in the immediate area. It also benefits from being close to the thriving amenities of Leith Walk and Easter Road, as well as Meadowbank Retail Park, which boasts a Sainsbury's and a number of additional high-street stores and fast-food outlets.





Furthermore, the St James Quarter is within easy reach, the £1billion development offering world-class designer stores, trendy bars, entertainment facilities, and a diverse range of restaurants and eateries. Sports enthusiasts are well-catered for by nearby Meadowbank Sports Centre, which offers everything from multi-purpose sports halls and athletic tracks to fitness classes and a state-of-the-art gym.

Those who prefer to exercise in the great outdoors can opt for a walk up Salisbury Crag and Arthur's Seat, or a slightly more leisurely climb up Calton Hill, either way enjoying spectacular panoramic views across the city. There is also excellent public and private schooling nearby, from nursery level upwards.

The area is extremely well-connected with regular day and night bus services and good access to commuter routes, while Waverley train station is within walking distance.



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