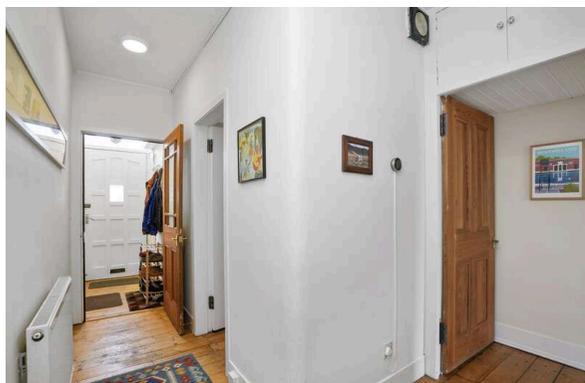




26 Regent Place
ABBAYHILL | EDINBURGH | EH7 5BG


warners
solicitors & estate agents



26 Regent Place

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A rare opportunity to purchase this impressive, beautifully presented double upper colony flat in excellent order. Forming part of the very well-maintained colonies and occupying prime position within the desirable Abbeyhill, a short walk from the city centre. This delightful property has been tastefully styled whilst retaining a wealth of period features including large rooms and and benefits from stunning views and would make an ideal home. The property comprises hallway with storage cupboard, bright and recently refurbished kitchen/dining room that currently comprises oven, induction hob, fridge, freezer, microwave, Belfast sink and dishwasher. The spacious living room features an original fireplace and Edinburgh press. On the upper floor there are three well proportioned bedrooms with one benefitting from built in wardrobes and another with stunning views of Arthur's Seat. Completing the accommodation is the stylish bathroom with double waterfall shower over the bath and a heated towel rail. The property also benefits from gas central heating, a floored attic and a private front garden made up of a lawn, gravel and a shed. Early viewing is highly advised to avoid missing this very attractive property located in a very sought-after area.

- Welcoming reception hall with storage
- 3 Bedrooms
- Bright fitted kitchen/dining
- Spacious living room
- Stylish Bathroom
- Gas central heating
- Ample on street parking and Private front garden

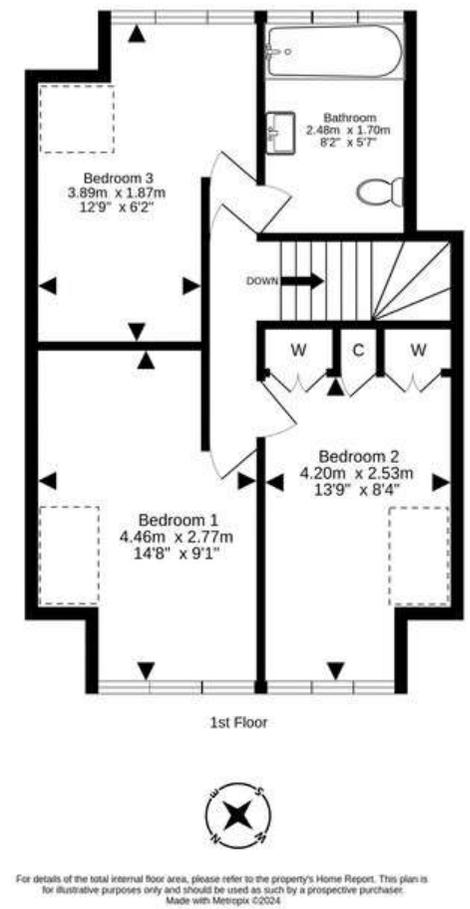
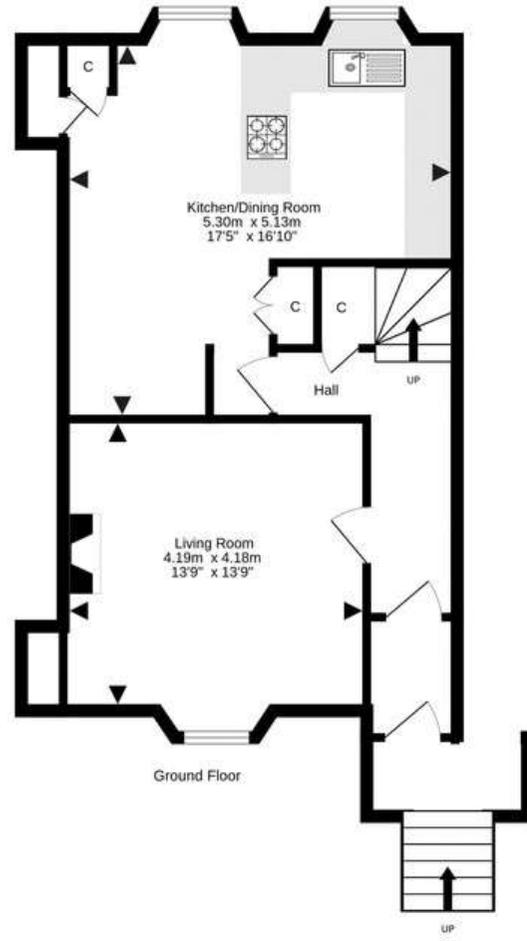
The curtains, blinds and built-in kitchen appliances will be included in the sale of the property. EPC rating D.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Abbeyhill, one of the oldest parts of Edinburgh, lies to the east of the City Centre close to the vast green expanse of Holyrood Park and Calton Hill, where one can enjoy pleasant walks and fantastic views of the Capital from the top of Arthur's Seat. Areas nearby include Meadowbank, Holyrood and Portobello. The mix of houses in Abbeyhill includes tenement flats built around the turn of the century, colony houses and new modern developments. The location is ideal for those connected to the Scottish Parliament and local shops cater well for everyday needs. Also within easy reach are the retail outlets at Meadowbank Retail Park, plus a great choice of shops, and leisure facilities at St James' Quarter and Princes Mall. In fact, for the energetic, many parts of the City Centre are actually within walking distance. The recently refurbished Meadowbank Sports Centre is close at hand and boasts a gym, cafe outdoor football pitch, athletics track and a choice of fitness studios. Regular bus services provide ease of commuting in and around the surrounding area and swift links to the City Centre and Waverly Train Station.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metrepro ©2024