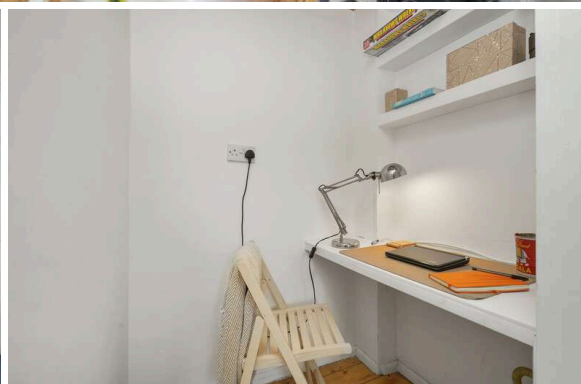




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An exciting opportunity has arisen to acquire this stylish one-bedroom flat forming part of a traditional tenement block in the popular residential district of Abbeyhill just east of Edinburgh's city centre.

This stunning apartment has been tastefully decorated to a high standard throughout and is offered to the market in move-in condition. The spacious living room forms the main public space in the property, and benefits from a significant amount of cupboard storage. The separate kitchen lies adjacent to this and similarly benefits from a good amount of built-in cupboard storage. The double bedroom is of a generous size, and a contemporary bathroom completes the internal accommodation.

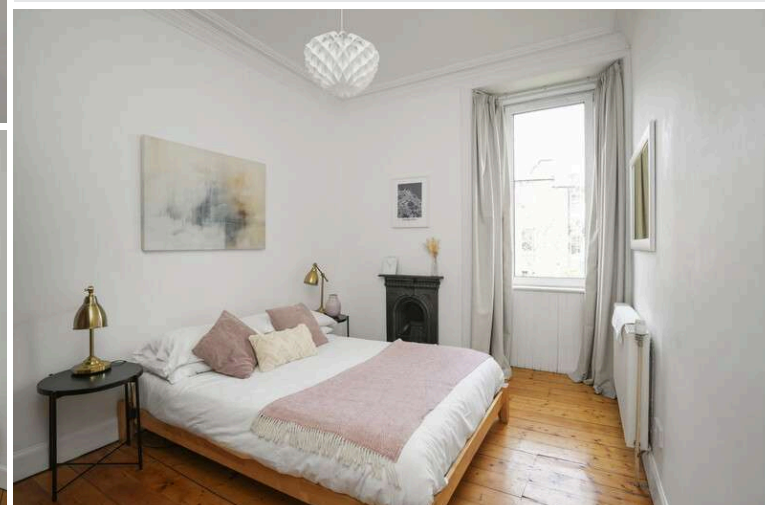
- One bedroom apartment
- Ideal first-time purchase
- Excellent local amenities
- Easy access to public transport links
- Living room
- Kitchen
- Double bedroom
- Bathroom
- Gas central heating
- Permit parking
- Communal garden area

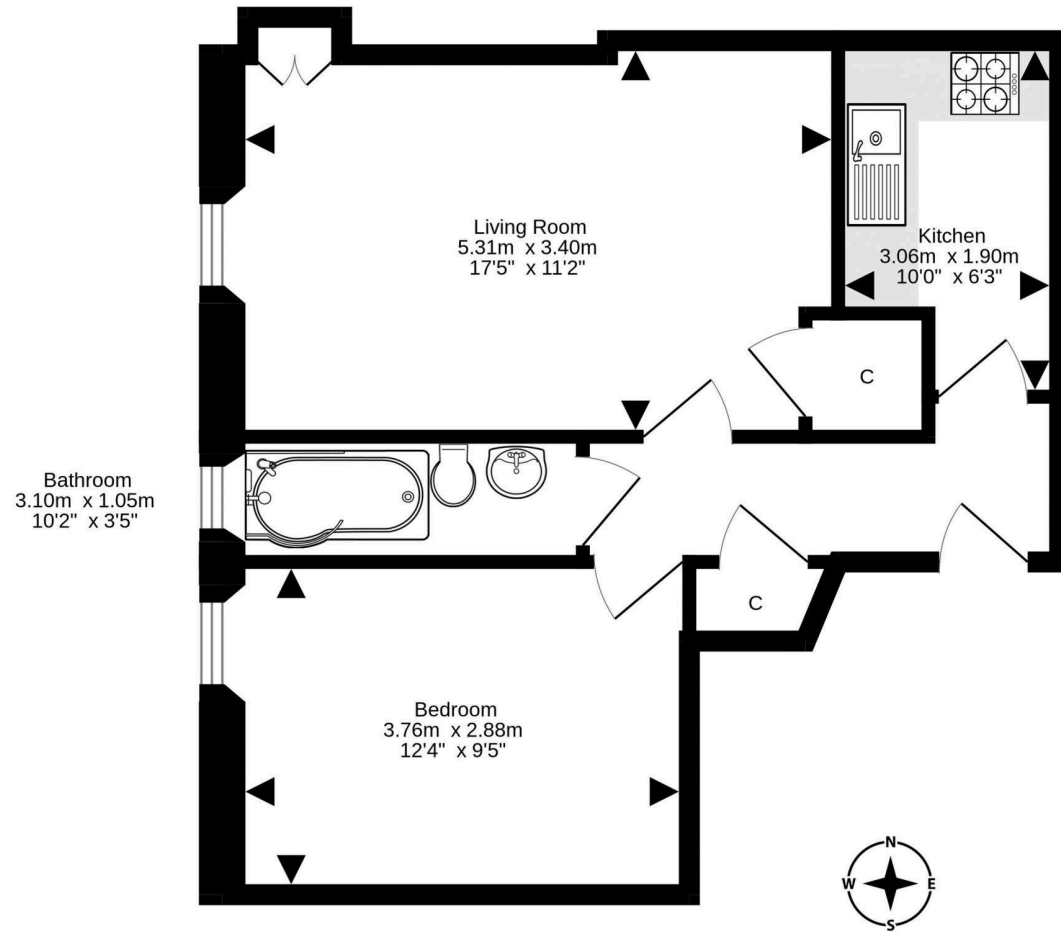
Fridge-freezer, oven and hob and washing machine included in the sale . EPC Rating C.

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



Abbeyhill is an ever-popular area lying to the east of the City Centre, close to the vast green expanse of Holyrood Park, where one can enjoy pleasant walks and fantastic views of the Capital from the top of Arthur's Seat. There is an excellent range of shopping outlets in the vicinity and the nearby Meadowbank Retail Park includes Sainsbury, and B&M Home Store. St James Quarter at the east end boasts a superb variety of well-known shops and great leisure facilities, with further choices at Waverley Mall and on Multrees Walk. 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. An efficient public transport network is on hand, with 24-hour buses and a tramline connecting Leith to the city and to Edinburgh International Airport. This location is very convenient for those connected to the Scottish Parliament or the central Universities.





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.
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