



RALPH SAYER
SOLICITORS & ESTATE AGENTS

9/2 Lyne Street

Abbeyhill, Edinburgh, EH7 5DN

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Presented in excellent decorative order, this traditional ground-floor city flat is a charming one-bedroom residence that offers buyers a blank canvas. It features an open-plan reception area and includes a quality kitchen and shower room. The home is ideal for a wealth of buyers, especially with its central location in sought-after Abbeyhill. It is in easy reach of fantastic amenities and restaurants, as well as bus and tram links, and iconic green spaces such as Calton Hill, Arthur's Seat and Holyrood Park. It is also within easy walking distance of the St James Quarter and city centre.

Extras: all fitted floor and window coverings, light fittings, an integrated oven, gas hob, and fridge/freezer, dishwasher and an undercounter washing machine to be included in the sale.



Property Summary

- Ground-floor city flat in move-in condition
- Part of a traditional tenement building
- Highly desirable setting in Abbeyhill
- Neutral interior décor throughout
- Secure telephone-entry system
- Welcoming entrance hall
- Open-plan kitchen/living/dining room
- Modern kitchen design
- Large bedroom with built-in wardrobe
- Modern three-piece shower room
- Enclosed communal rear garden
- Controlled permit parking (Zone N6)
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - B





A charming one-bedroom residence that offers buyers a blank canvas







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fantastic amenities and
restaurants, as well as bus
and tram links, and iconic
green spaces





Let us help you find your next
dream property!



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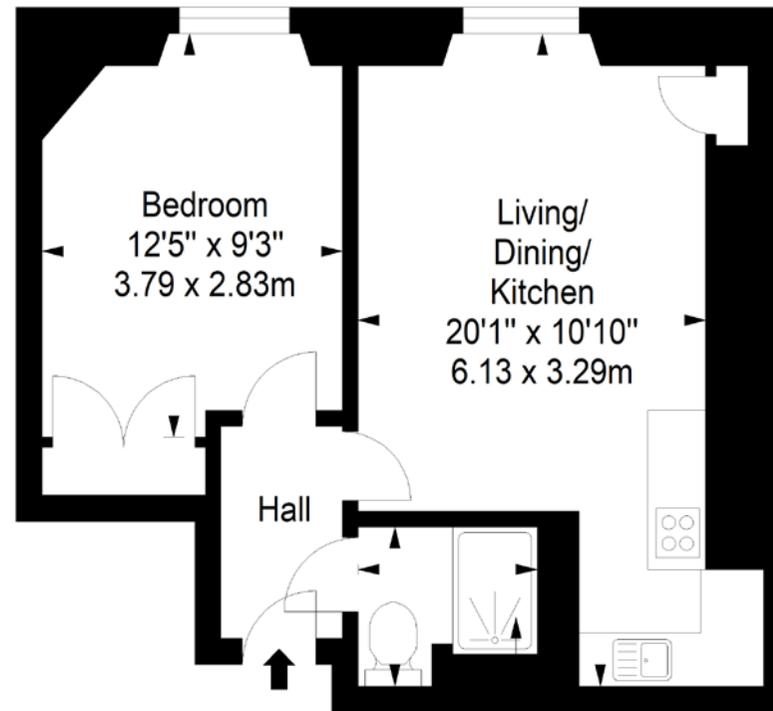
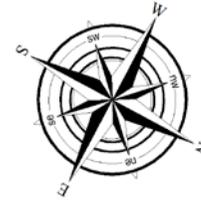
 **CHARTERED FIRM**

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Ground Floor
Approx. 34.5 sq. metres (371.4 sq. feet)



Shower Room
5'8" x 4'11"
1.72 x 1.50m

Total area: approx. 34.5 sq. metres (371.4 sq. feet)