



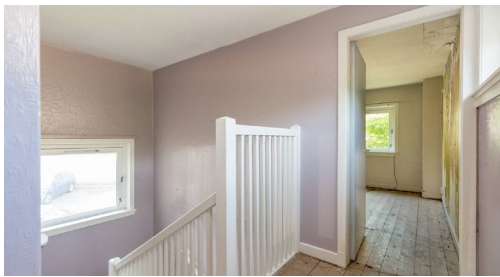
4 Abbeyhill Crescent
Abbeyhill, Edinburgh, EH8 8DZ

CALL US ON 0131 447 4747

4 Abbeyhill Crescent, Abbeyhill, Edinburgh, EH8 8DZ

For price and viewing information please visit residential.gillespiemacandrew.co.uk or call 0131 447 4747

- Bright hallway with large under-stair storage cupboard.
- Spacious living room with feature wall unit.
- Kitchen with door leading to rear garden.
- Stair leading to upper level.
- Spacious double bedroom with two fitted wardrobes.
- A second double bedroom.
- Bathroom comprising of a bath, WC and wash-hand basin with lower storage.
- Hall press cupboard.
- Views to Arthur’s Seat & Salisbury Crags.
- Private rear garden with area laid to lawn and paved path to rear door.
- Private driveway.
- Single garage.



GENERAL DESCRIPTION

Located in the heart of the Old Town, this terraced house has wonderful renovation potential and is located in the highly desirable Abbeyhill district of the City, just off the Royal Mile. The location is perfect for access to a wide range of local amenities, including Holyrood Palace, Holyrood Park and the Scottish Government Buildings. It is also only a short journey to the east of Edinburgh City Centre. While in need of full modernisation and redecoration, the property offers excellent potential and has the added benefit of a driveway, single garage and private rear garden.

COUNCIL TAX BAND -
TRAIN STATION -
AIRPORT -
BUSES -

D.
LESS THAN A MILE TO EDINBURGH WAVERLEY TRAIN STATION.
APPROXIMATELY 9.5 MILES TO EDINBURGH AIRPORT.
WITHIN 100 METRES.

LOCATION

Abbeyhill is an ever-popular area lying to the east of the City Centre, close to the vast green expanse of Holyrood Park. There is an excellent range of shopping outlets in the vicinity. The nearby Meadowbank Retail Park includes Sainsbury and TK Maxx stores and the exciting New Waverley Development located off New Street in the neighbouring Old Town is home to a range of fashionable shops and eateries. Regular bus services run from this area to other parts of the city. The east end of Princes Street is just a short journey away and offers further shopping facilities within Waverley Mall and the recently developed St James Quarter. This location is very convenient for those connected to the Scottish Parliament.

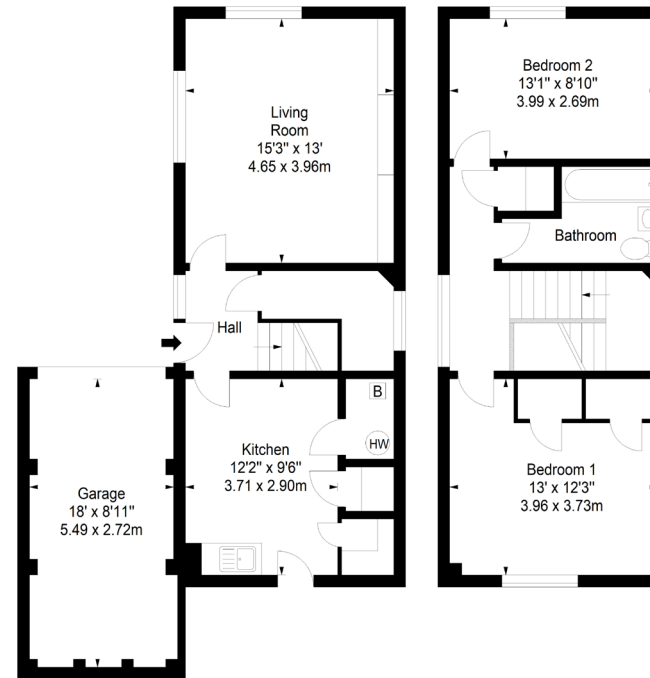
EXTRAS:
THE PROPERTY WILL BE SOLD AS SEEN AND THERE ARE NO GUARANTEES OR WARRANTIES FOR ANY OF THE APPLIANCES, HEATING, OR ELECTRICS. PLEASE NOTE THAT THE GAS, ELECTRICS AND WATER ARE CURRENTLY OFF.



Abbeyhill Crescent,
Edinburgh,
Midlothian, EH8 8DZ



Approx. Gross Internal Area
1076 Sq Ft - 99.96 Sq M
(Including Garage)
For identification only. Not to scale.
© SquareFoot 2023



Ground Floor

First Floor



ENERGY PERFORMANCE
CERTIFICATE RATING E

76 - 80 Morningside Road, Edinburgh, EH10 4BY
T: 0131 447 4747 F: 0131 447 9555

WEBSITE: RESIDENTIAL.GILLESPIEMACANDREW.CO.UK

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.