



**21/PF2 Maryfield, Abbyhill,
Edinburgh, EH7 5AR**

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ELP 
Arbuthnott
McClanachan
solicitors & estate agents

ATTRACTIVE

ONE BEDROOM, GROUND FLOOR FLAT



This attractive, one bedroom, ground floor flat has a fantastic location in the sought after Abbeyhill district in Edinburgh, close to excellent local amenities, transport links and Hollyrood Park. Tucked at the rear of the tenement block, this flat has been freshly decorated throughout and consists of a hallway with a walk-in storage cupboard, a ceiling clothes airer, a lounge with a feature fireplace and a nice outlook out to the well-kept communal garden. The lounge is open to the fitted kitchen which has a range of modern units and appliances. There is a double bedroom with a storage cupboard, and again has a lovely garden outlook, and a shower room and separate W.C. There is a communal stair with an entry phone system and a lovely communal garden with a lawn, mature shrubs and trees and clothes drying lines.

Communal stair with entry phone

Hall

Lounge

Kitchen

Double bedroom

Shower room

W.C.

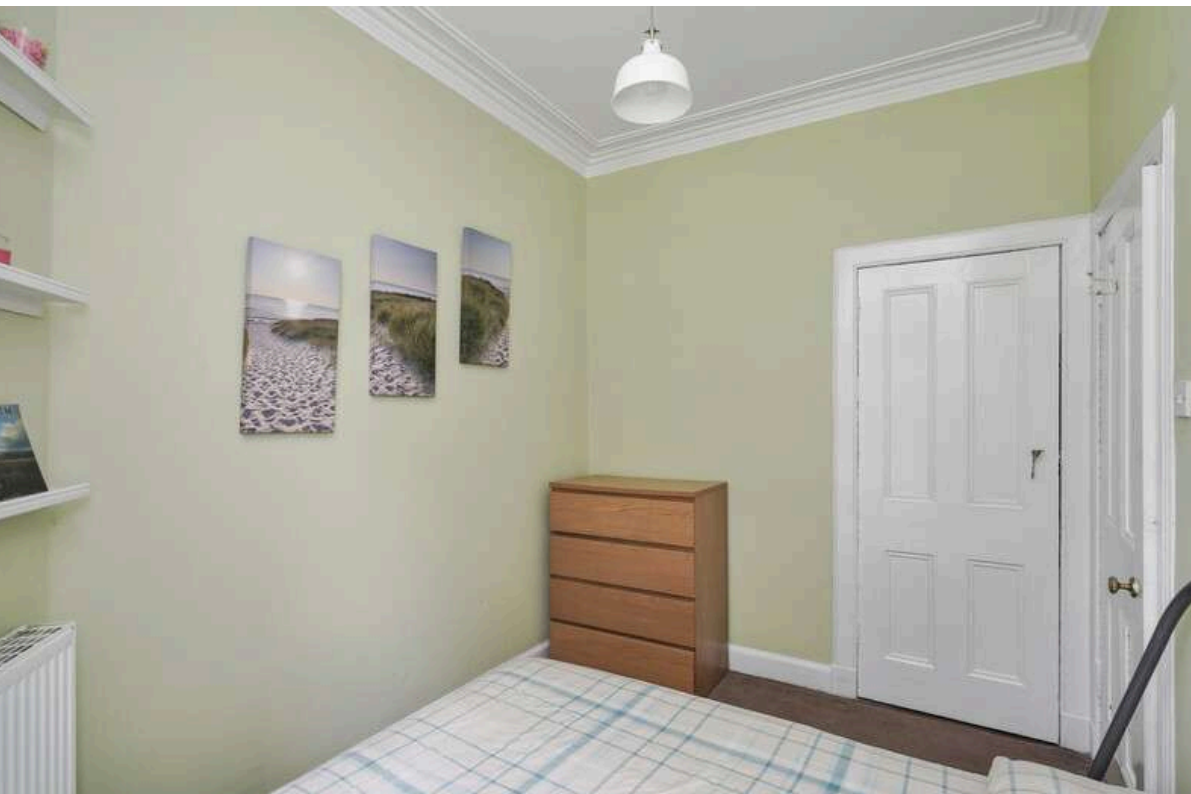
Gas central heating

Double glazing

Communal garden

On-street parking





ABBNEYHILL

Abbeyhill enjoys an ideal location with some of the capital's top attractions like the Royal Mile, Parliament, Holyrood Palace and Arthur's Seat, all on your doorstep. A wide range of independent shops, boutiques, cafés, eateries and pubs can be found in the immediate area. Large retail and fast-food outlets like Sainsbury's, M&S and TKMaxx are on offer just along the road, at Meadowbank Shopping Park. With the city centre being within walking distance, world-class shopping and entertainment are easily accessible. London Road boasts superb public transport links with very regular day and night buses connecting you to all parts of the city. Waverley train station is just a short distance away, making commuting from Abbeyhill fast and convenient. For the outdoor enthusiast, Arthur's Seat, Calton Hill and Holyrood Park all offer vast open spaces and spectacular panoramic views of the city. From 2020, the re-opening of the Meadowbank Sports Centre will provide state-of-the-art sports facilities, including indoor and outdoor athletic tracks and a range of gyms and fitness studios.



Extras

All fitted floor coverings, curtains, light fittings, oven (new), hob, fridge freezer and washing machine (new) are included in the sale (no warranties given). Furniture items available on request.

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

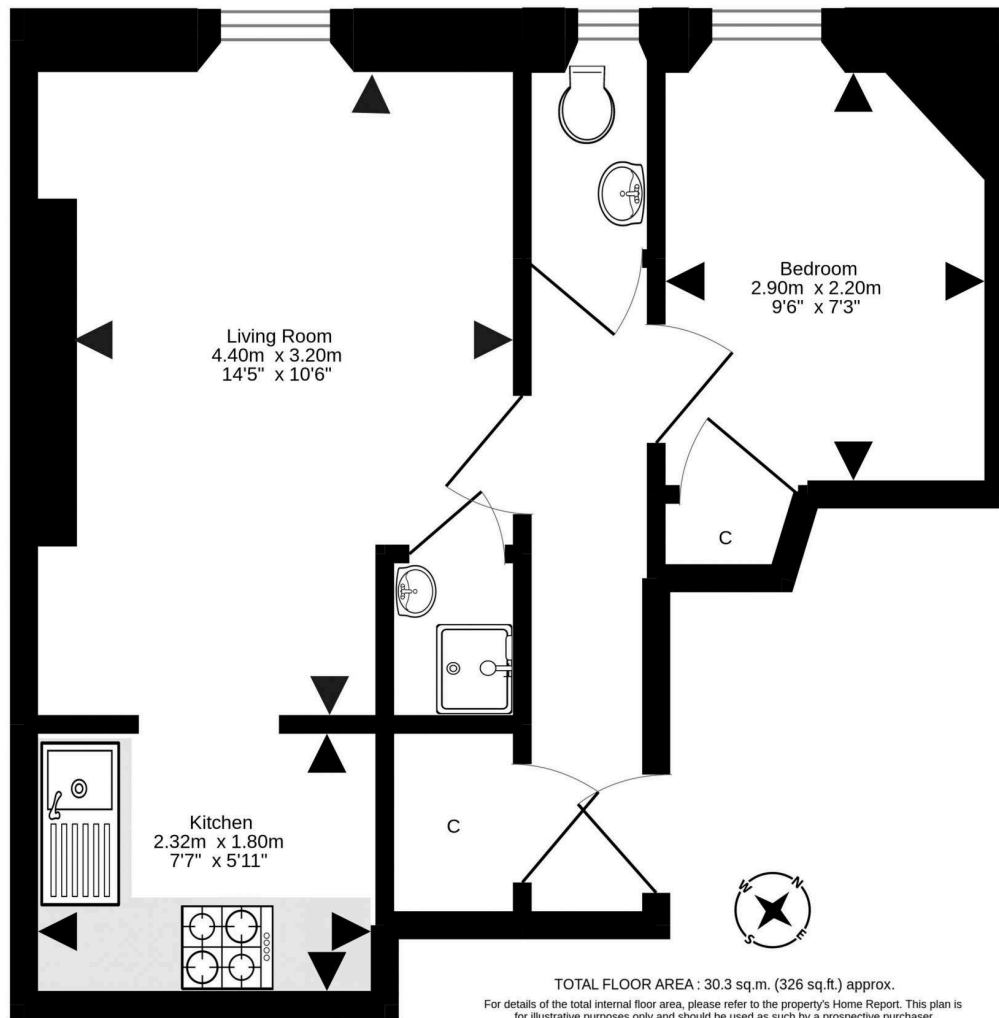
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Home Report Valuation

£175,000

EPC Rating

C



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