



# 4/4 SALMOND PLACE

ABBEYHILL, EDINBURGH, EH7 5ST



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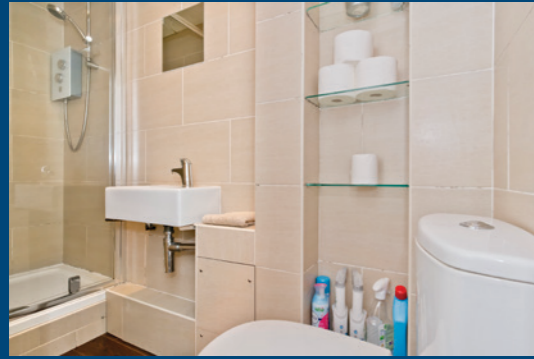


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## 4/4 Salmond Place

Positioned opposite the Abbeyhill Colonies, this traditional, one-bedroom, ground-floor flat boasts a highly desirable setting, within walking distance of the city centre, regular transport links, and outstanding amenities, including Meadowbank Shopping Park and the recently opened St James Quarter. The home is well-presented throughout, enjoying bright and roomy interiors with high ceilings; it is an ideal property for city professionals, couples, downsizers, and first-time buyers alike.

The flat is reached via a shared entrance, its front door opening into a central hall that provides a warm welcome. At the end of the hall is the open-plan kitchen and living room. Here, a neutral palette is brightened by a bold feature wall, creating a modern environment that is sophisticated and homely. There is floorspace to accommodate lounge furniture and a small table, which would ideally set beside the window for leafy views. In addition, it has a press cupboard for keeping regularly used household items to hand. Set into a nook, the kitchen area is also discreetly zoned, enjoying its own sense of space. It features wood-toned cabinet storage and granite-inspired worktops, framed by splashback tiles. An oven and gas hob are integrated, with an undercounter fridge and a washing machine included. Meanwhile, the large double bedroom is bright and airy, offering ample floorspace for bedside furniture and even a study/vanity table. It pairs an elegant accent wall with a neutral backdrop, and is laid with carpet for maximum comfort. Conveniently opposite the bedroom is a modern three-piece shower room, enveloped in sandy-toned tile work. An efficient gas central heating system and heritage-style double glazing ensure year-round comfort.

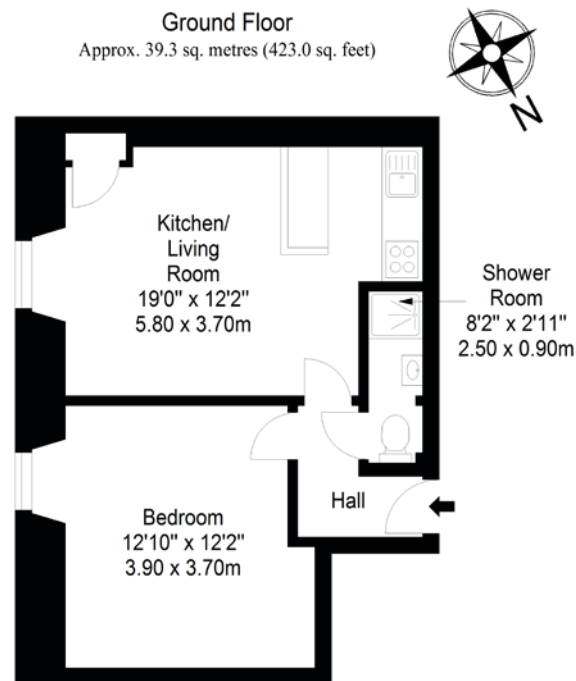
Outside, it has a lawned communal garden and unrestricted on-street parking.

Extras: all fitted floor and window coverings, light fittings, integrated appliances, a fridge, and a washing machine to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the moveables and/or appliances included in the price, as these items are to be left in a sold as seen condition.



## Abbeyhill, Edinburgh

Situated close to Edinburgh's iconic Royal Mile, Abbeyhill offers easy access to the world-class entertainment and shopping found in the bustling heart of the capital. The area is currently enjoying a surge in popularity thanks to the wealth of independent shops and vibrant restaurants, pubs, and cafés in the immediate area. It also benefits from being close to the thriving amenities of Leith Walk and Easter Road, as well as Meadowbank Retail Park, which boasts a Sainsbury's, Marks & Spencer's Food Hall, and TK Maxx, plus a number of additional high-street stores and fast-food outlets. Furthermore, the St James Quarter is within easy reach, the £1 billion development offering world-class designer stores, trendy bars, entertainment facilities, and a diverse range of restaurants and eateries. Sports enthusiasts are well-catered for by nearby Meadowbank Sports Centre, which offers everything from multi-purpose sports halls and athletic tracks, to fitness classes and a state-of-the-art gym. Those who prefer to exercise in the great outdoors can opt for a walk-up Salisbury Crags and Arthur's Seat, or a slightly more leisurely climb up Calton Hill, either way enjoying spectacular panoramic views across the city. There is also excellent public and private schooling nearby, from nursery level upwards. The area is extremely well-connected with regular day and night bus services and good access to commuter routes, while Waverley train station is within walking distance.



Total area: approx. 39.3 sq. metres (423.0 sq. feet)



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