



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS



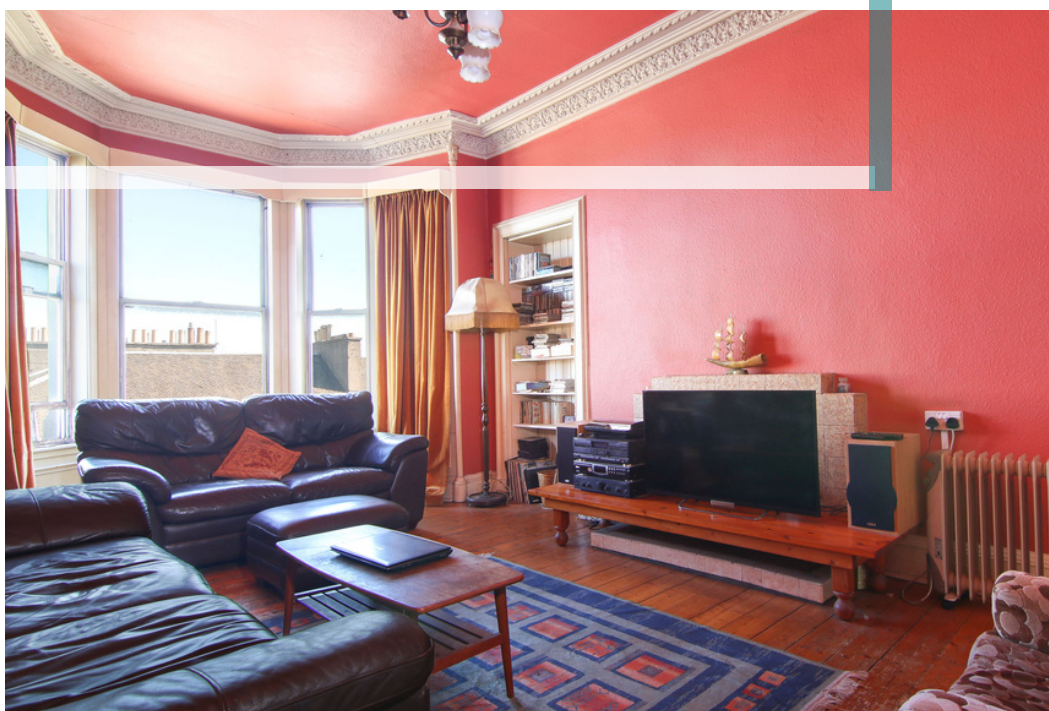
# 16-6 CADZOW PLACE

EDINBURGH, EH7 5SN





## 16/6 CADZOW PLACE

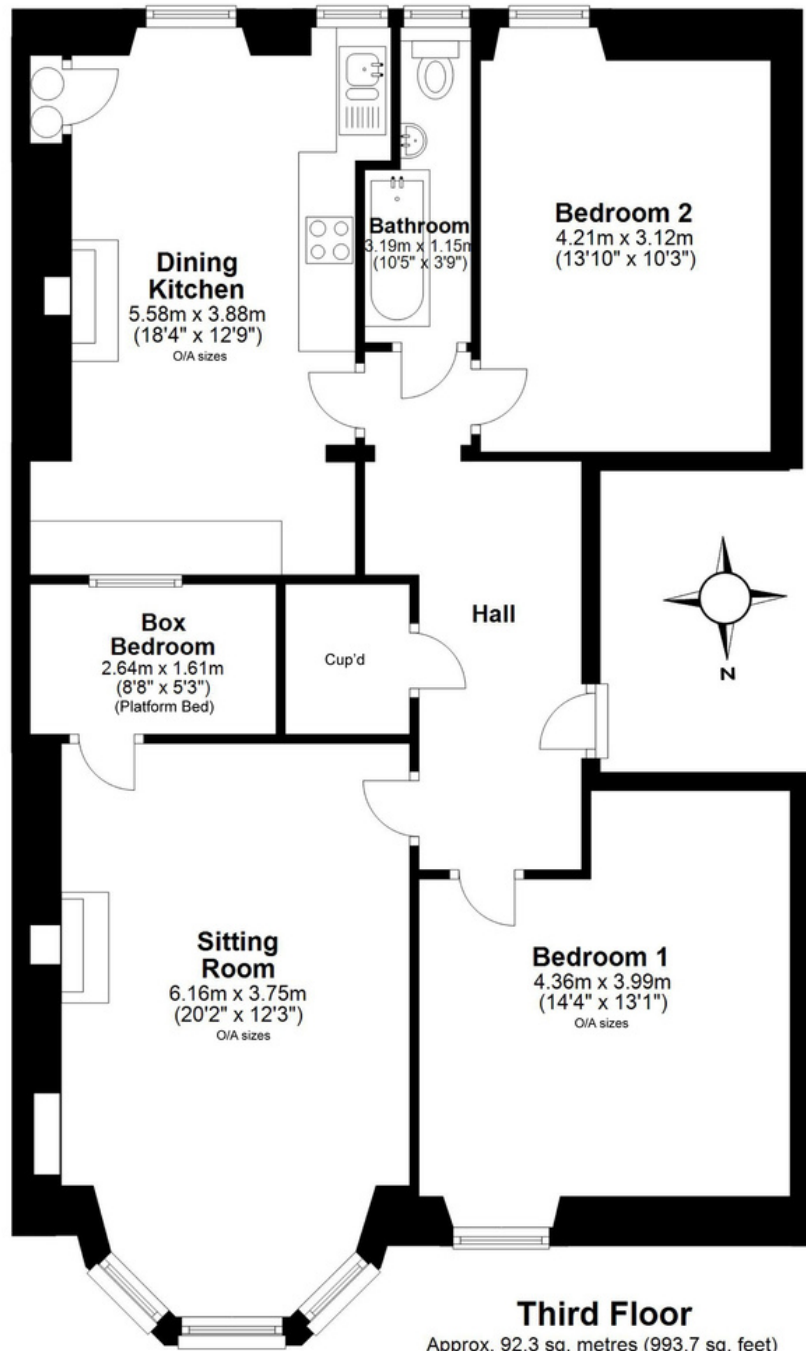


## 16/6 CADZOW PLACE EDINBURGH, EH7 5SN



**C**haracterized by outstanding proportions and a wealth of flexible accommodation, this traditional third floor tenement flat represents an exciting opportunity to acquire a period home with fabulous views.

# FLOORPLAN



TO ARRANGE A VIEWING PLEASE CALL 0131 225 5567  
EMAIL [PROPERTY@RALPHSAYER.COM](mailto:PROPERTY@RALPHSAYER.COM)  
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# DINING KITCHEN AREA



**T**he flat has retained a selection of charming original features, including ornate cornice work and original floorboards. Accessed via a secure entry-phone system and a well-maintained communal stair, welcoming you into the top floor flat is an impressive entrance hall, whose high ceilings, exposed floorboards and classic panel doors instantly set the tone for the accommodation to follow.





The vast sitting room boasts a magnificent bay window framed by traditional painted paneling, which offers views over the Firth of Forth to Fife, and has a feature fireplace. The dining kitchen to the rear boasts glorious views of Arthurs Seat and Salisbury Crags with the Pentland hills in the distance and has fitted cabinets, offering generous storage and workspace, with space for a central dining table next to another feature fireplace. Both double bedrooms to the front and rear enjoy excellent proportions and superb natural light, and concealed behind a reeded glass door is the bright and airy three-piece bathroom. The versatile box bedroom (an ideal home office or study) benefits from a fitted platform bed and natural light courtesy of an internal window into the dining kitchen, and is supplemented with a useful hall cupboard. We have been advised by the owner that there is potential to extend into the attic - deemed a "permitted development" by Edinburgh City Council.





# MASTER BEDROOM















# ABBEYHILL

Abbeyhill boasts the popular Abbeyhill colonies and is a central city location, within walking distance of the city centre and Holyrood park, which boasts: the Palace of Holyrood, the Scottish parliament and 260 acres of green space surrounding Arthurs Seat. The immediate vicinity boasts an excellent choice of shops, services, primary school and regular bus services. The Meadowbank retail Park is nearby, along with the nearby amenities of Leith Walk, the St James Centre, the Omni centre and the Playhouse Theatre. The main A1 route runs through Abbeyhill, linking it to Portobello and beyond to East Lothian, offering excellent regular bus services and fast, easy access by car





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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.