

# 10/1 Huntingdon Place

Edinburgh, EH7 4AX

mhdlaw



 1 Public  
 2 Bed  
 EPC

*“Modern Ground Floor Flat”*



# Features

- Central Location Close to City Centre
- Modern Ground Floor Flat
- Entrance Hall
- Spacious Living/Dining Room
- Juliet Balcony
- Separate Kitchen
- Two Double Bedrooms With Built-In Wardrobes
- En Suite Shower Room
- Further Bathroom
- Excellent Storage
- Double-Glazing
- Gas Central Heating
- Single Garage with Power and Water Supply
- Attractive Well Tended Communal Gardens



## DESCRIPTION

Enjoying a leafy green outlook to the front and rear, this two-bedroom modern ground floor flat is tucked away in a surprisingly central modern development just a few minutes from the top of Leith Walk, The New Town and St. James Quarter.

There are many extras included and available in the sale making this flat an attractive purchase for a first-time buyer or buy to let investor.

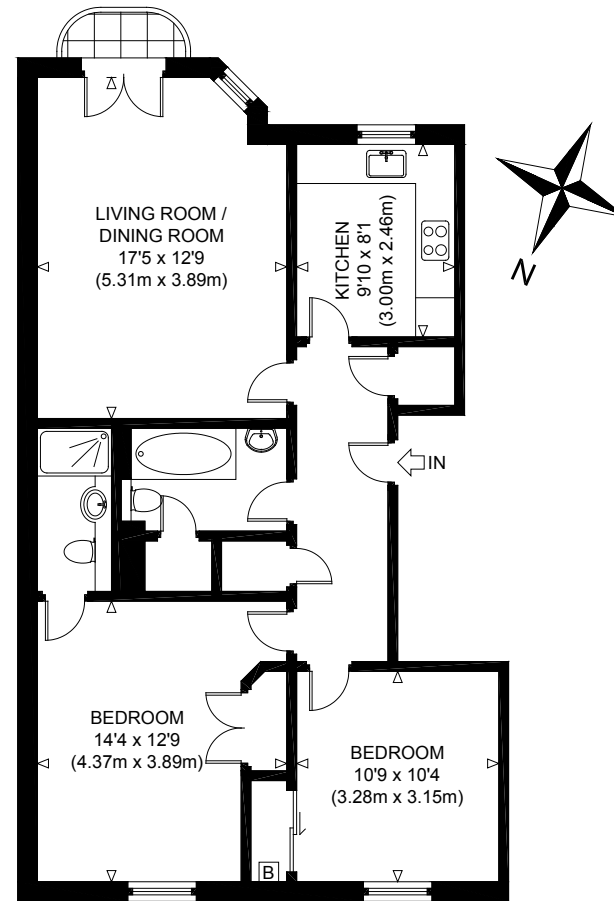
## LOCATION

The property is sited on the ground floor of a modern development tucked away off Annandale Street, to the east of the New Town. This superb central location affords easy access to the amenities and shopping facilities of Princes Street and George Street. Local amenities include an array of shops, bars, restaurants, coffee shops and bistros on Leith Walk, with a further and varied selection of amenities available on Broughton Street, and around St. Andrews Square. In addition to the famous sights and sounds of the city centre, local recreational facilities include the Omni Centre, providing a further selection of restaurants, Edinburgh Street Food, and a large multi-screen cinema and a gym, whilst the Edinburgh Playhouse and Calton Hill are under half a mile away. The £1 billion redevelopment of the St. James Quarter has created a world class shopping and entertainment hub, and is again approximately half a mile away. The McDonald Road tram stop is very close by and provides link to the city centre, Leith and Edinburgh International Airport, whilst the motorist can find easy access to the A1 for routes out of town to the city bypass, in turn linking to the wider motorway network.

**HOME REPORT VALUE – £325,000**

**COUNCIL TAX BAND – E**

*All appliances in the property are sold as seen and no warranties will be given.*



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 816 SQ FT / 75.8 SQ M

HUNTINGDON PLACE  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 816 SQ FT / 75.8 SQ M  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.

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**Viewing – By appointment please call MHD Law on 0131 555 0616.**

All enquiries, note of interest and offers to be directed to the property department at:

45 Queen Charlotte Street, Leith, Edinburgh, EH6 7HT  
T: +44 (0) 131 555 0616 E: [edinburgh@mhdlaw.co.uk](mailto:edinburgh@mhdlaw.co.uk)

**espc**