



RALPH SAYER
SOLICITORS & ESTATE AGENTS

4/1 Salmond Place
Edinburgh EH7 5ST

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This charming ground floor one-bedroom flat is nestled within the historic Abbeyhill colonies. The property offers unparalleled convenience with its proximity to local amenities and trendy cafes, yet within walking distance of the city centre. Perfect for first-time buyers and investors alike.

Positioned at the rear of a traditional tenement building, this home offers the utmost privacy and tranquility, overlooking the shared garden. Upon entering, you will be welcomed by a hallway, which accommodates a WC and separate shower. From here, you reach the spacious and inviting open-plan lounge and kitchen, perfect for entertaining guests. The kitchen comes complete with a convenient breakfast bar and a pantry, providing ample storage space. Next door the cosy bedroom is a peaceful retreat, with built-in wardrobes.

Extras: all fitted floor coverings, light fittings and kitchen appliances will be included in the sale.

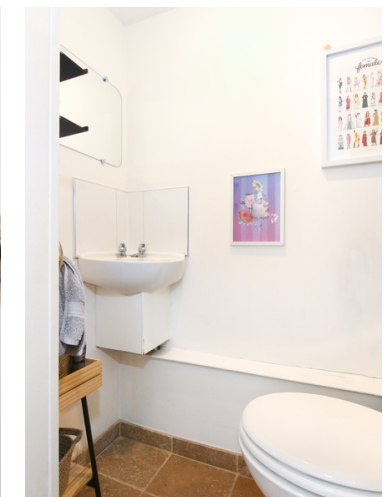
Property Summary

- Set with-in Abbeyhill colonies
- Central location; close to amenities, city centre, Holyrood & Arthurs Seat
- Entrance hall
- Open plan lounge and kitchen
- Double bedroom with built-in wardrobes
- Separate WC and shower
- Shared rear garden
- Gas central heating
- Double-glazed windows
- EPC Rating - D | Council Tax Band - B





This one bedroom flat offers unparalleled convenience with its central city location; close to Holyrood parliament & Arthurs Seat



Let us help you find your next
dream property!



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 **CHARTERED FIRM**

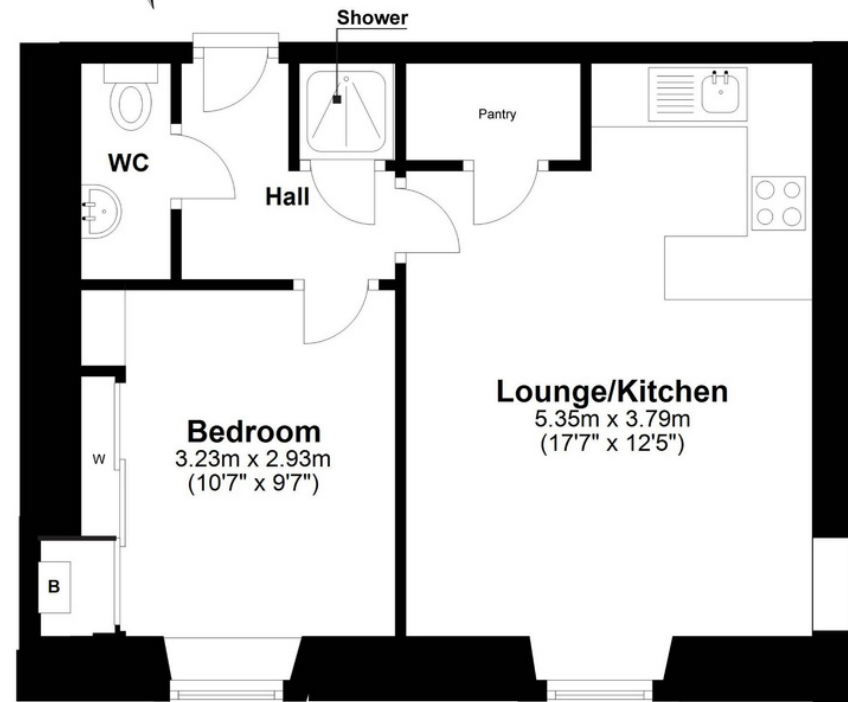
DISCLAIMER

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.



Ground Floor

Approx. 37.8 sq. metres (407.4 sq. feet)



Location

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 the 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.