

COULTERS[©]

27/7 MARYFIELD

ABBAYHILL, EDINBURGH, EH7 5AR

 3 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

27/7 Maryfield is a well-proportioned three-bedroom first floor traditional tenement flat located in the desirable Abbeyhill area of Edinburgh. The property comprises of a large living room with beautiful cornicing and Edinburgh press, a newly refurbished kitchen diner with a range of wall and floor cabinets, breakfast bar for three, integrated appliances and a utility space.

KEY FEATURES



Well proportioned first floor flat.



Three bedrooms plus box study.



Well-maintained shared rear garden.



On street permit parking.



Within a short walk of Edinburgh City Centre.



Excellent local amenities nearby.





Two double bedrooms one of which has large built-in wardrobes and a versatile study space, a third bedroom, master modern four-piece suite bathroom with shower, bath and chrome towel rail complete the accommodation.

The property further benefits from a well-maintained communal garden to the rear, gas central heating, double glazing, a secure door entry system and within a five minute walk of Abbeyhill Primary School.





THE LOCAL AREA

Abbeyhill is a vibrant neighbourhood located a short distance to the east of Edinburgh's city centre. The area is within easy reach of the Scottish Parliament, Holyrood Palace, Calton Hill and the Royal Mile.

St James Quarter and Waverley Station are within walking distance and a wide variety of buses run through Abbeyhill heading west into the City Centre and east towards Portobello and East Lothian.

Abbeyhill offers a wide range of amenities, including local shops, cafes, restaurants and pubs. There is also a Sainsbury's and a Lidl supermarket at Meadowbank Retail Park.

The green open spaces of Holyrood Park and Calton Hill are a short walk away, as is the state-of-the-art Meadowbank Sports Centre.

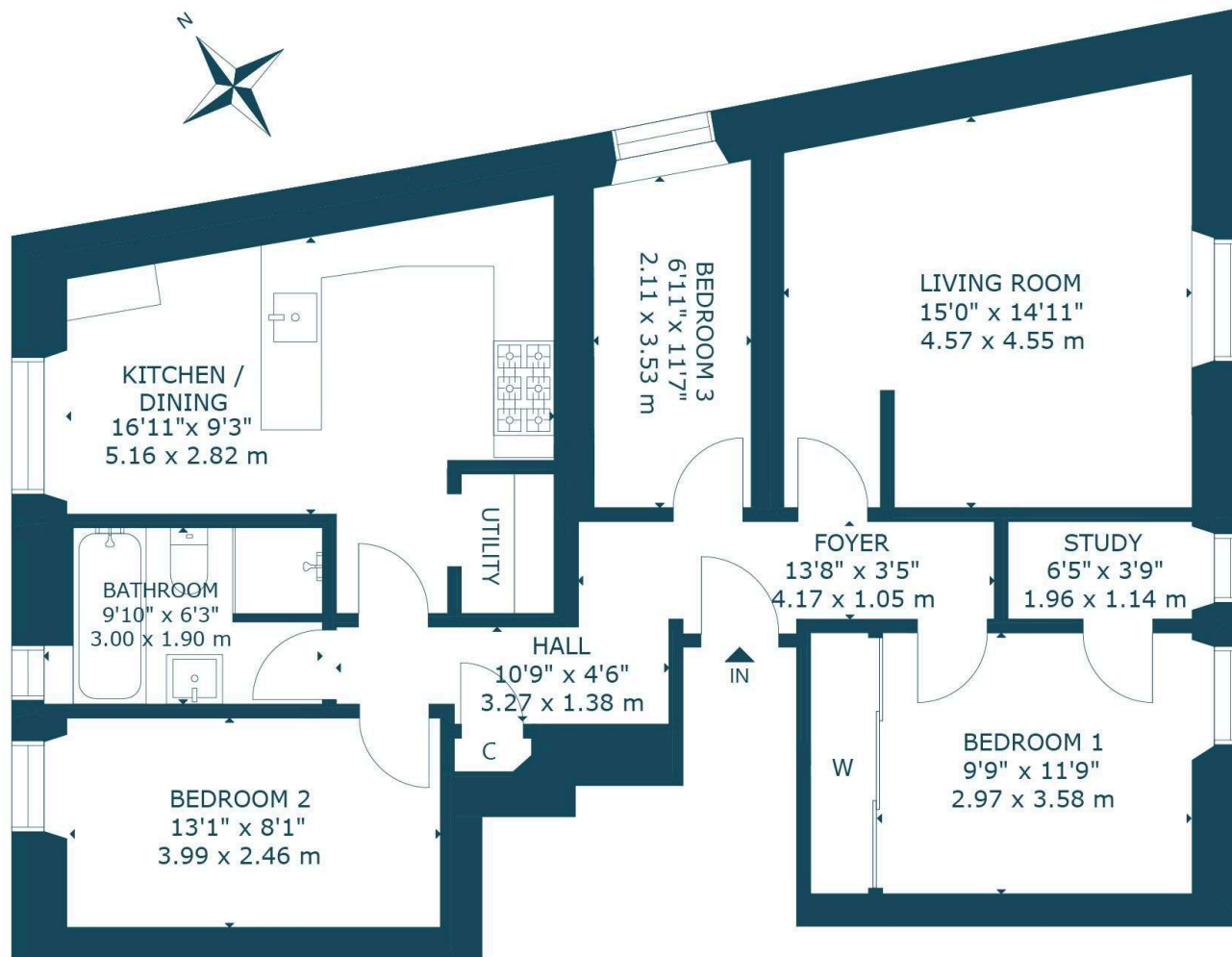
EXTRAS

All light fittings fitted flooring and integrated appliances are included in the sale price.





COULTERS[®]



FIRST FLOOR

27/7 MARYFIELD, EDINBURGH, EH7 5AR

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL AREA 968 SQ FT / 90 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

Copyright © Nest Marketing www.nest-marketing.co.uk

GET IN TOUCH

 www.coultersproperty.co.uk

 0131 603 7333

 enquiries@coultersproperty.co.uk

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

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