



GILSON GRAY

LAW • PROPERTY • FINANCE

4 (2F2) ABBEY STREET

Abbeyhill, Edinburgh, EH7 5SJ



Set on the second floor of a traditional tenement building in Abbeyhill, this one-bedroom flat enjoys views of the iconic Arthur's Seat and is enviably situated just a very short stroll from Holyrood Park. The flat would now benefit from some modernisation and has a blank canvas of neutral décor for the new owner to style to their own tastes. As well as lying close to Holyrood Park, the flat is located within easy reach of amenities such as shops, cafés, bars, and restaurants, leisure and sports facilities (the recently refurbished Meadowbank Sports Centre is within walking distance), and transport links, whilst the very heart of the capital is under a mile away.

Extras: Kitchen appliances comprising a cooker, a fridge, and a washing machine will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.



FEATURES

- Traditional second-floor flat in Abbeyhill
- Opportunity for modernisation and upgrades
- Secure shared entrance and stairwell
- Entrance hall with built-in storage
- Bright living room
- Good-sized kitchen
- Double bedroom with built-in storage
- Bathroom with shower-over-bath
- Separate WC
- Access to a shared garden
- Controlled on-street parking (Zone N6)



"THIS ONE-BEDROOM
FLAT IN ABBEYHILL
ENJOYS CLOSE
PROXIMITY TO
EXCELLENT
AMENITIES."



EPC RATING:

D

COUNCIL TAX BAND:

A

VIEWINGS

By appointment with Gilson Gray on 0131 516 5366

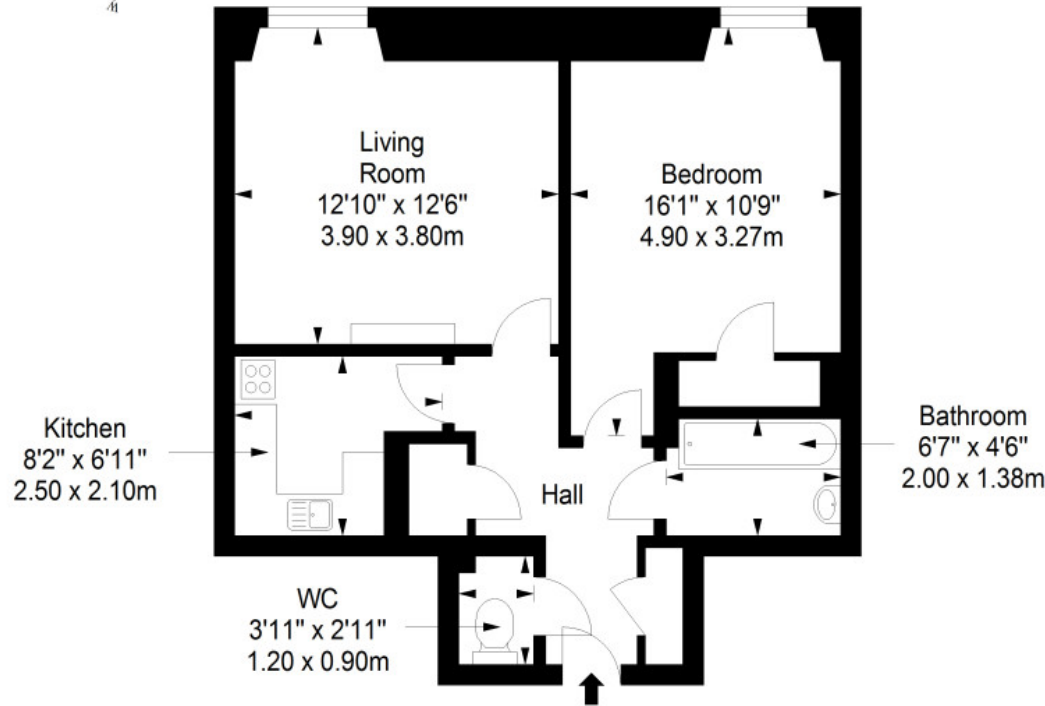


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Second Floor

Approx. 46.9 sq. metres (504.8 sq. feet)



Total area: approx. 46.9 sq. metres (504.8 sq. feet)

EDINBURGH

29 Rutland Square
EH1 2BW
0131 516 5366



GLASGOW

160 West George Street
G2 2HQ
0141 530 2021



EAST LOTHIAN

33 Westgate
EH39 4AG
01620 893 481



DUNDEE

2 West Marketgait
DD1 1QN
01382 201 000



BORDERS

01890 880 008

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These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.