

COULTERS[©]

FLAT 18, 6 ELSIE INGLIS WAY

ABBAYHILL, EDINBURGH, EH7 5FR

 1 BED

 1 BATH

 1 PUBLIC



TAKE A LOOK INSIDE

Flat 18, 6 Elsie Inglis Way is a stunning, immaculately presented, bright and highly desirable fourth floor flat, located in part of a smart, modern residential development in the popular area of Abbeyhill, to the East of the city centre. The front door opens onto soft, carpeted hall (with two good sized storage cupboards) which in turn opens onto a fantastic open plan sitting room / dining room / kitchen, filled with light provided by the patio doors to the Paris balcony and windows that offer engaging views of the surrounding area.



KEY FEATURES



Immaculate, bright & well proportioned fourth floor flat.



Beautifully presented double bedroom.



Well maintained communal grounds.



Residents permit holder & metered parking.



Located in the popular area of Abbeyhill.



Excellent local amenities nearby.



With space for a dining table and chairs, the stylish, white wall and base mounted kitchen cabinetry has a striking contrasting worksurface. The integrated appliances comprise; gas hob, electric oven, extractor hood, fridge/freezer, dishwasher and washer drier. The sumptuous double bedroom also enjoys views of the area, benefitting from built in mirrored wardrobes. A contemporary bathroom has gorgeous, large grey ceramic tiling surrounding the bath (with shower over), WC and wash hand basin.

Externally there are attractive landscaped communal grounds, a bike shed and bin store. Permit holder parking is available on the street outside.



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, St James Quarter and Waverley Station.

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

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

EXTRAS

All fitted blinds, floor coverings and integrated kitchen appliances will be included in the sale.

The factor is Speirs Gumley and the monthly factoring costs are approximately £82 per month.

GET IN TOUCH



www.coultersproperty.co.uk



0131 603 7333



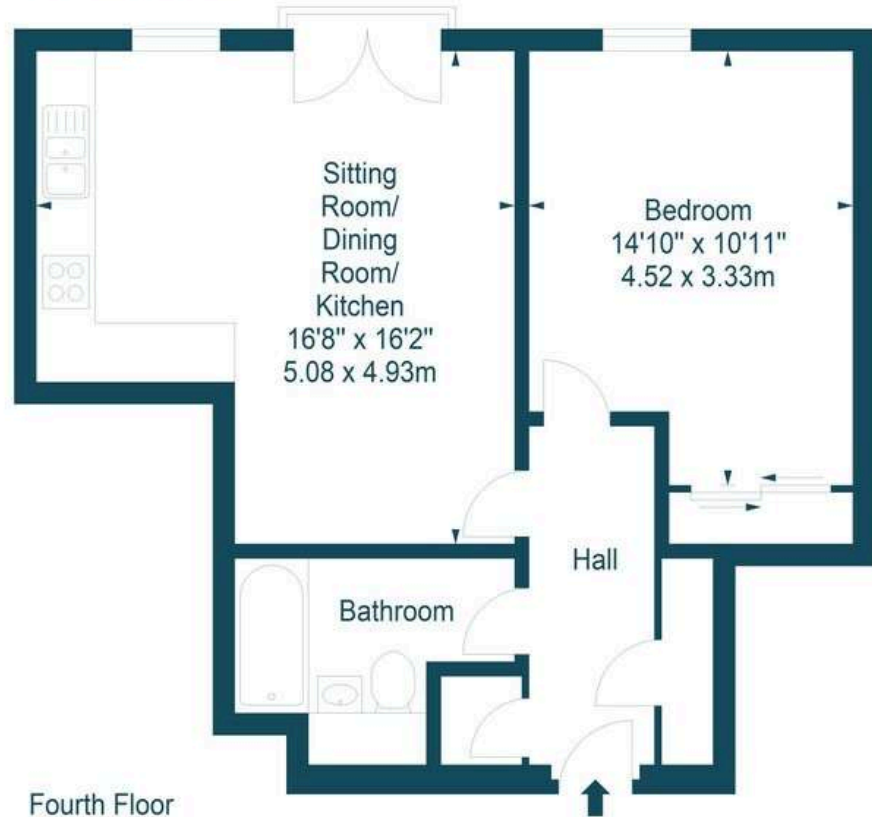
enquiries@coultersproperty.co.uk

Elsie Inglis Way,
Edinburgh,
Midlothian, EH7 5FR



SquareFoot

Approx. Gross Internal Area
547 Sq Ft - 50.82 Sq M
For identification only. Not to scale.
© SquareFoot 2024



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.