



52/7 Stanley Place
Abbeyhill, Edinburgh, EH7 5TB

CALL US ON 0131 447 4747

52/7 Stanley Place, Abbeyhill, Edinburgh, EH7 5TB

For price and viewing information please visit residential.gillespiemacandrew.co.uk or call 0131 447 4747

- Shared secure entry.
- Reception hall with storage.
- Fabulous open plan living room/dining room/kitchen with appliances.
- French doors to Juliet styled balcony.
- Superb Southwest facing views towards Arthur Seat and Salisbury Crag.
- Generous master bedroom with built-in-wardrobes & ensuite shower room.
- Further double bedroom with built-in-wardrobes.
- Contemporary fitted bathroom with shower.
- Gas central heating.
- Double glazing.
- Well-maintained communal grounds.
- Communal bike store.
- Permit & metered parking.
- NHBC guarantee



GENERAL DESCRIPTION

A well-presented top floor flat, forming part of a popular modern development in the vibrant Abbeyhill district of the city, within walking distance to Edinburgh City Centre. The beautiful outdoor spaces of Holyrood Park and Arthur's Seat are a stone's throw away. The property has a Southwest outlook towards Arthur's Seat and Salisbury Crag from the Juliette balcony and full-height windows. There is a wide range of local amenities close at hand at Meadowbank Retail Park, and the property would make an ideal purchase for a first-time buyer or a young couple.

FACTORING NOTE

The development is factored by Speirs Gumley with an approximate charge of £98 per calendar month. This covers the maintenance of all the communal areas and also the block's buildings insurance.

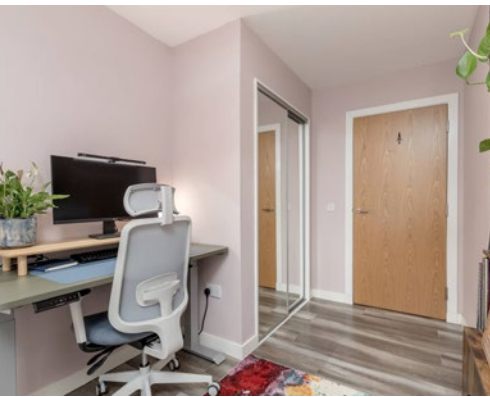
COUNCIL TAX BAND	D.
TRAIN STATION	APPROXIMATELY 1.2 MILE TO EDINBURGH WAVERLY STATION.
AIRPORT	APPROXIMATELY 10.1 MILES TO EDINBURGH AIRPORT.
BUSES	WITHIN 100 METRES.

LOCATION

Abbeyhill is one of the oldest parts of Edinburgh, lying to the east of the City Centre with the beautiful outdoor spaces of Holyrood Park and Arthur's Seat just moments away from the property where one can enjoy pleasant walks and fantastic views of the Capital from the top of Arthur Seat. Also within walking distance are the retail outlets at Meadowbank Retail Park, including Lidl and Sainsburys supermarkets, and The Gym Group on Moray Place. The new Meadowbank Sports complex is only minutes away and boasts a gym, cafe, football pitches, athletics track and a choice of fitness studios. A plethora of shops, bistro's, cafés and bars can be found nearby on Easter Road, Leith Walk and Broughton Street. More leisure facilities can be found at the newly completed St James' Quarter and Princes Mall. Regular bus and tram services provide ease of commuting in and around the surrounding area and swift links to the City Centre. Areas nearby include Meadowbank and Holyrood. The mix of houses in Abbeyhill includes tenement flats built around the turn of the century, colony houses and new modern developments. The location is ideal for those connected to the Scottish Parliament and local shops cater well for everyday needs.

EXTRAS:

ALL FITTED CARPETS AND FLOOR COVERINGS, SOME LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, DOUBLE OVEN, COOKER HOOD, FRIDGE/FREEZER, DISHWASHER AND WASHER/DRYER. THE FIXED SEATING UNIT WITHIN THE DINING AREA WILL ALSO BE INCLUDED IN THE FOR SALE PRICE.



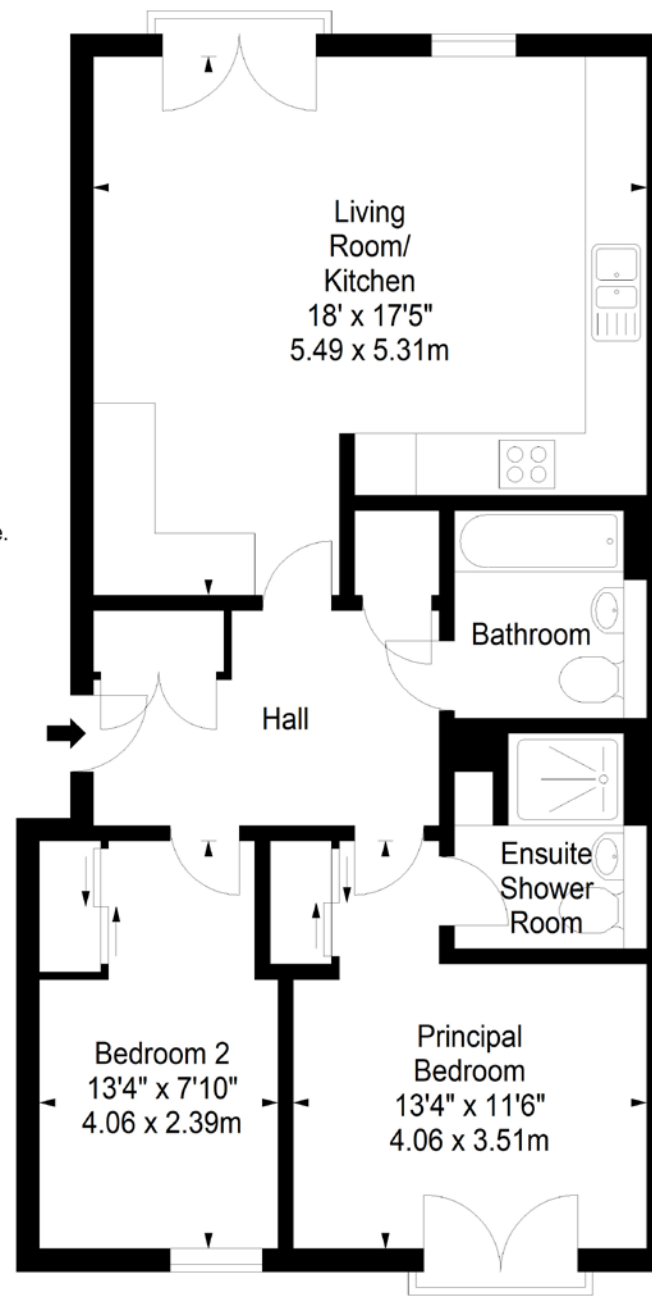
**Stanley Place,
Edinburgh,
Midlothian, EH7 5TB**



Approx. Gross Internal Area
721 Sq Ft - 66.98 Sq M
For identification only. Not to scale.
© SquareFoot 2026



**ENERGY PERFORMANCE
CERTIFICATE RATING B**



Third Floor



76 - 80 Morningside Road, Edinburgh, EH10 4BY
T: 0131 447 4747 F: 0131 447 9555

WEBSITE: RESIDENTIAL.GILLESPIEMACANDREW.CO.UK

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. 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. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.