



GARDEN STIRLING BURNET

12/4 ABBEY LANE
ABBAYHILL, EDINBURGH, EH8 8HH





SUMMARY

This one-bedroom ground-floor city flat forms part of an established residential development, conveniently located in the heart of Abbeyhill. It is within easy reach of outstanding amenities, including Meadowbank Shopping Centre, and it has bus links practically on the doorstep. The city centre and some of Edinburgh's best loved green spaces (like Holyrood Park and iconic Arthur's Seat) are all within walking distance too. The home provides buyers with an appealing blank canvas throughout, as well as great storage and private residents' parking. It is sure to be highly popular with a wide variety of buyers.

Extras: all fitted floor coverings, light fittings, an integrated oven and electric hob, and an undercounter fridge, and washing machine to be included in the sale.

FEATURES

- A bright and airy ground-floor flat
- Situated in sought-after Abbeyhill
- In walking distance of the city centre
- Crisp neutral décor throughout
- Welcoming entrance hall with storage
- South-facing living and dining room
- Well-appointed, fitted kitchen
- Double bedroom with built-in wardrobe
- 3pc bathroom with an overhead shower
- Low-maintenance communal garden
- Private residents' parking
- Electric heating and double glazing





OFFERS TO:
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Haddington
EH41 3JS

Tel: 01620 825 368
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HOUSE SALES

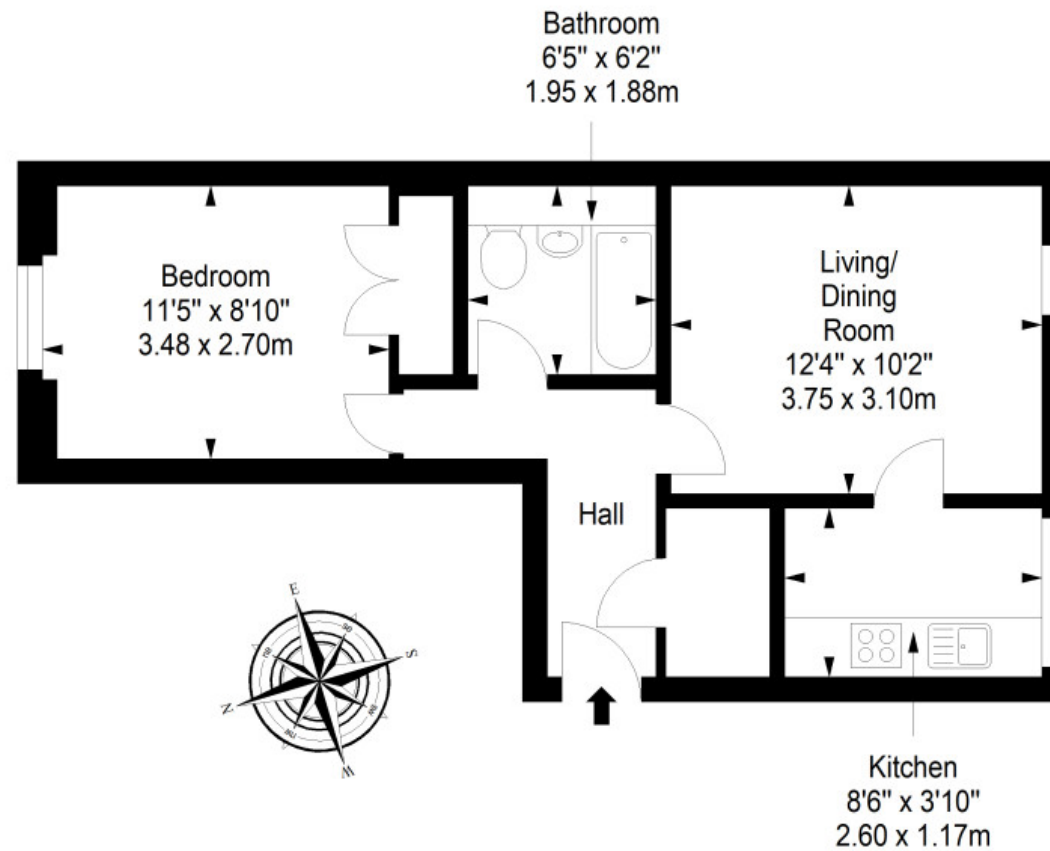
If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN

Ground Floor

Approx. 38.8 sq. metres (417.6 sq. feet)



Total area: approx. 38.8 sq. metres (417.6 sq. feet)