



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**9/7 ELSIE INGLIS WAY**

Abbeyhill, Edinburgh, EH7 5FQ





Welcome to an outstanding two-bedroom third/top-floor apartment which is set within a stylish contemporary development. Providing buyers with a sought-after blank canvas, this city home is finished to exceptionally high standards, offering bright and spacious accommodation, excellent built-in storage, and two quality washrooms. It further benefits from sociable open-plan living, as well as a private balcony and residents' parking. Situated in popular Abbeyhill, it commands striking views of Arthur's Seat, whilst being conveniently close to a wide range of amenities, schools, and transport links. It is also within walking distance of the St James Quarter and the city centre.

Extras: integrated appliances (induction hob, oven, fridge/freezer, dishwasher, and washing machine) are included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the appliances included, as these items are in a sold as seen condition.



## FEATURES

- An exceptional third/top-floor apartment
- Part of a sought-after modern development
- Prime location in much sought-after Abbeyhill
- Neutral interior design finished to high standards
- Welcoming entrance hall with two cupboards
- Stylish open-plan kitchen/living/dining room
- Modern kitchen with central island and breakfast bar
- Private balcony with iconic Arthur's Seat views
- Two double bedrooms with built-in wardrobes
- Premium en-suite shower room with fitted shelves
- High-end family bathroom with overhead shower
- Well-maintained lawned communal garden
- Permit parking
- Equipped with energy-saving blinds throughout











"AN EXCEPTIONAL  
TWO-BEDROOM THIRD/TOP-  
FLOOR CITY APARTMENT  
WITH A HIGHLY DESIRABLE  
LOCATION IN THE CAPITAL"









EPC RATING:

B

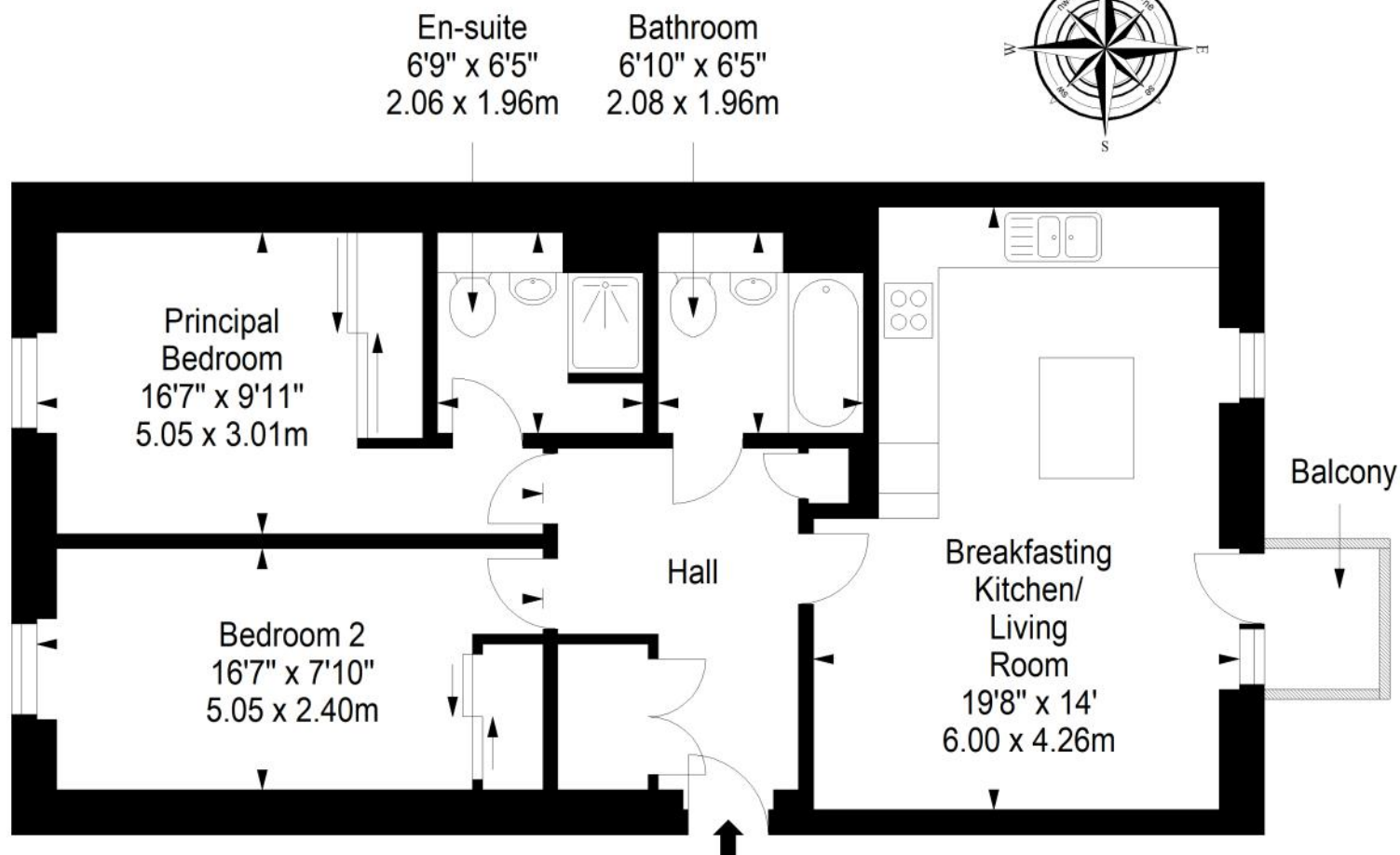
COUNCIL TAX BAND:

D

VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

### Top Floor

Approx. 67.1 sq. metres (722.3 sq. feet)



Total area: approx. 67.1 sq. metres (722.3 sq. feet)



GILSONGRAY.CO.UK

## 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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