

COULTERS[©]

35/7 LOWER LONDON ROAD

ABBAYHILL, EDINBURGH, EH7 5TE

 2 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Set back from London Road in the popular area of Abbeyhill to the east of Edinburgh's city centre, this spacious and well-presented two-bedroom flat would be ideally suited to buyers seeking a city home with the tranquillity of Holyrood Park and Arthur's Seat right on the doorstep. Quietly situated on the third floor of a factored building with secure entry phone system, the flat boasts a rare triple aspect, which makes it a particularly bright and sunny home.

KEY FEATURES



Top floor flat with exceptional views of Arthur's Seat.



Beautifully bright with triple aspect.



Two spacious double bedrooms one with en suite.



Permit parking available.



Easy access to Holyrood Park.



Meadowbank Sports Centre and Retail Park nearby.



EPC Rating - C



Council Tax Band - E





The accommodation comprises; a south facing sitting room with a large window that perfectly frames unobstructed views of Arthur's Seat; a generous fitted kitchen also with views as well as space for dining; two well-proportioned double bedrooms both with built-in mirrored wardrobes; an en suite shower room and separate bathroom with bath, overhead shower, wash hand basin and WC. Both the bathroom and en suite have been freshly painted. A substantial loft is accessed from a hatch in the hall and offers extensive storage space.

Heating and hot water are provided by a gas central heating system (boiler service carried out in February) and double glazing is fitted throughout.

The factor for the development is Curb Factoring and the quarterly service charges are approximately £140 which includes buildings insurance.





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 and Lidl supermarket at Meadowbank Retail Park.

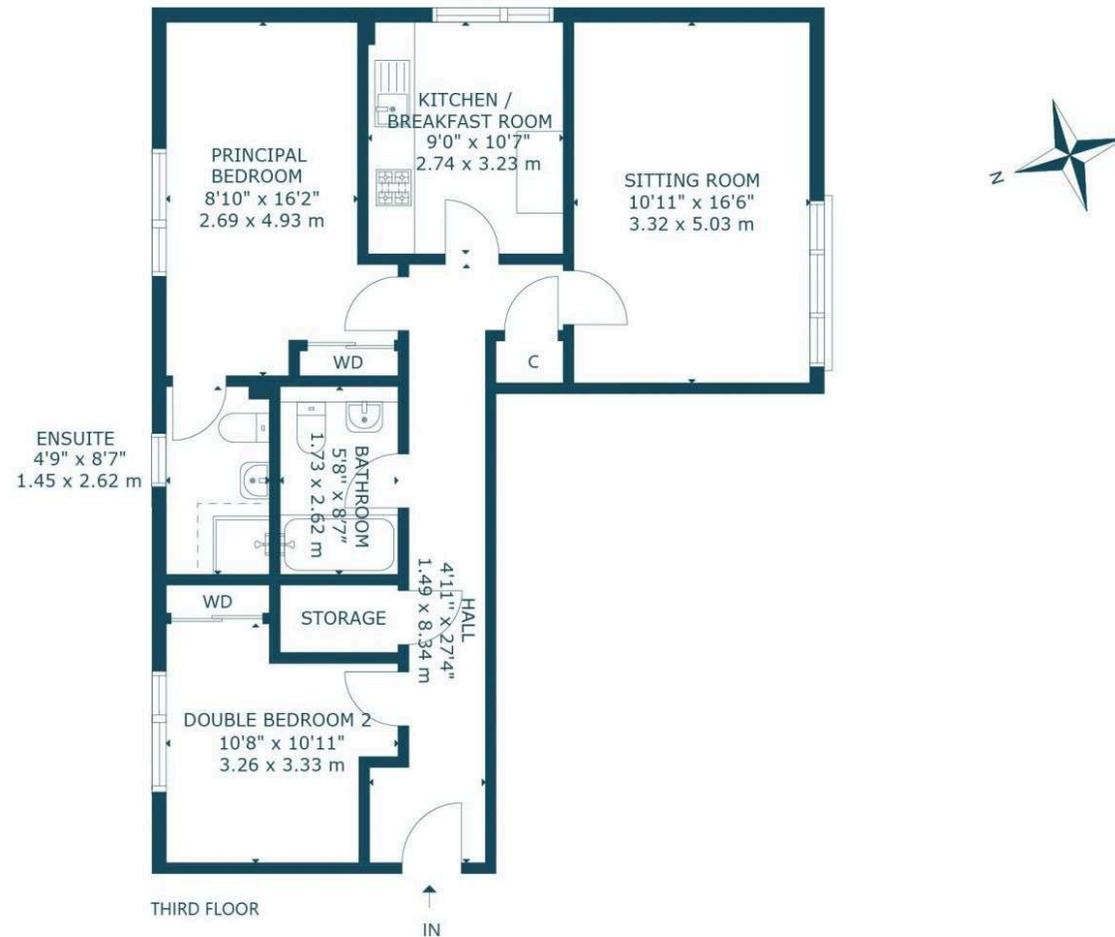
Holyrood Park sits close by and is a wonderful place to relax, walk or take part in the weekly Park Run held each Saturday morning. Meadowbank Sports Centre, a fantastic modern facility with gym, running track, basketball courts and more, is a five minute walk away. Portobello with its popular beach and promenade is just a ten minute drive away and there is quick access to shopping at Fort Kinnaird and The Jewel. The city bypass is also reachable within twenty minutes. An excellent bus service operates from London Road with services that offer routes across the city as well as out to Edinburgh Airport.

EXTRAS

All blinds, curtains, light fittings, fitted flooring and white goods are included in the sale price. Other items may be available subject to separate negotiation.







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 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 827 SQ FT / 77 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.

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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.