

COULTERS[©]

30/14 ABBEY LANE

ABBEYHILL, EDINBURGH, EH8 8JH

3 BED 2 BATH 1 PUBLIC



TAKE A LOOK INSIDE

30/14 Abbey Lane is an exceptional duplex penthouse nestled in the heart of Abbeyhill, where classic city charm meets contemporary living. Situated across two levels, this stunning three-bedroom home is flooded with natural light, courtesy of south-east and south-west facing windows that create an uplifting, bright atmosphere throughout the day. These well-oriented aspects not only maximise illumination but also provide enviable views over the Edinburgh skyline, offering a captivating backdrop from both living areas and private terrace spaces.



KEY FEATURES

- Bright and spacious duplex penthouse.
- Three double bedrooms, one with an en-suite.
- Private terrace with fantastic Edinburgh skyline views.
- Secure underground residents parking.
- Easy access to Holyrood Park
- Meadowbank Sports Centre and Retail Park nearby
- EPC Rating - C
- Council Tax Band - F



The heart of the home is an extremely large sitting room with dining space that flows seamlessly into the kitchen. This open, sociable layout creates an ideal setting for entertaining and modern family life, while the panoramic city views enhance the sense of space and connection to the vibrant surroundings.

One of the defining features of this remarkable apartment is its large private terrace, an elevated outdoor retreat perfect for alfresco dining, summer gatherings, or simply relaxing with a morning coffee while enjoying those skyline vistas.



MORE INFORMATION

Accommodation comprises three generously proportioned double bedrooms, one of which benefits from ensuite facilities, complemented by a well-appointed family bathroom that enhances everyday functionality. Arranged thoughtfully across two levels, the layout offers an excellent balance of privacy and practicality, with well-considered circulation creating a natural flow between living and sleeping spaces.

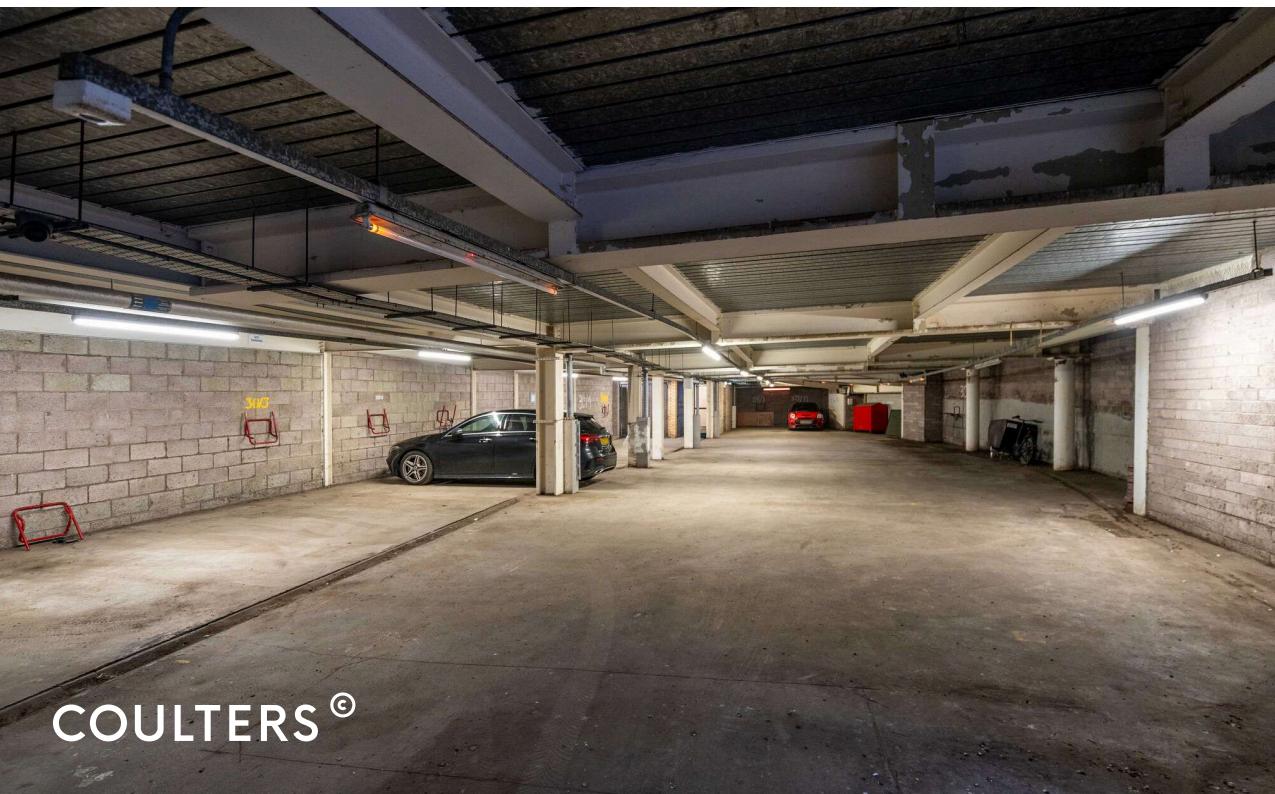
In addition to the interior splendour, this property is served by a private underground secure car park, offering peace of mind and convenience whether you're commuting, exploring further afield, or simply returning home.





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THE LOCAL AREA

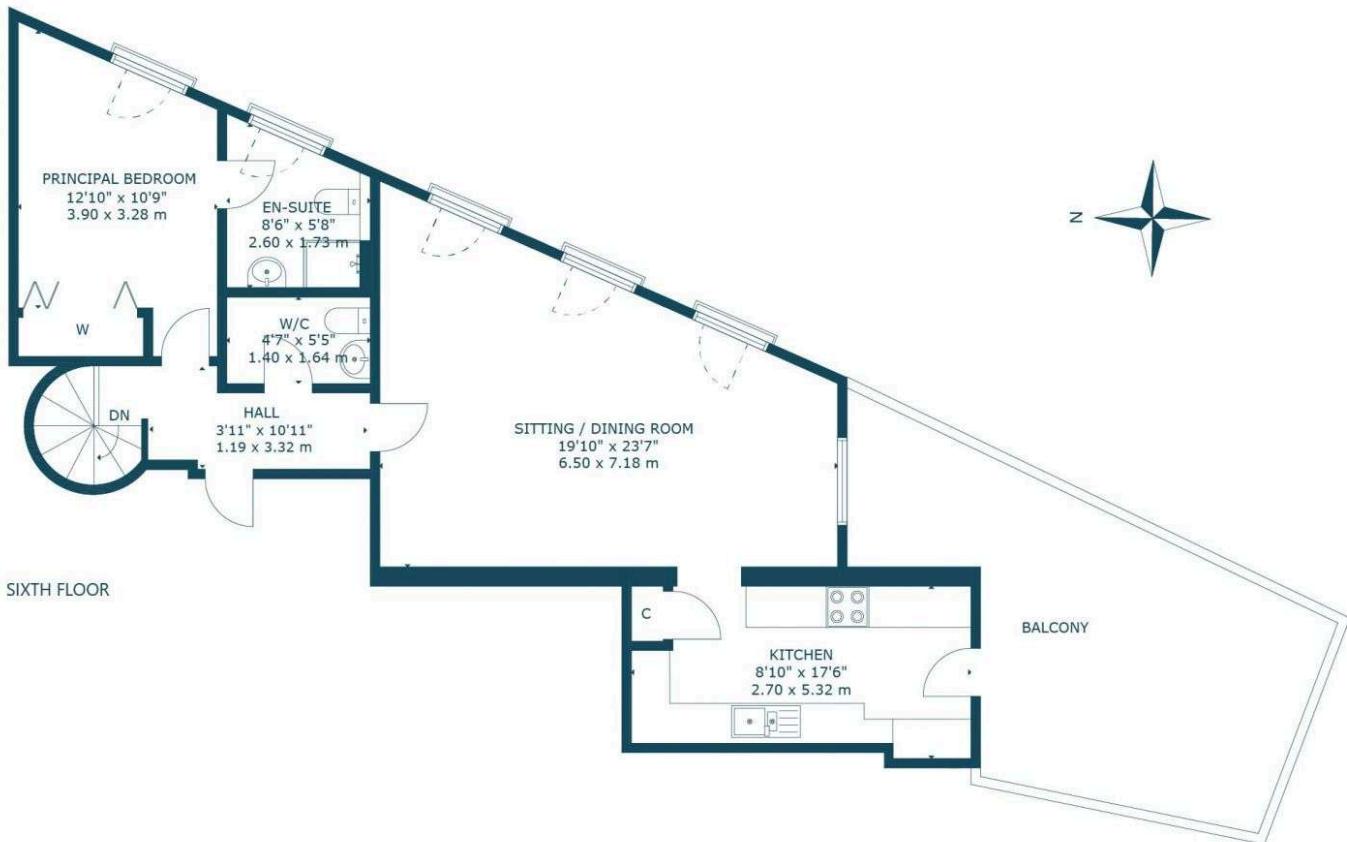
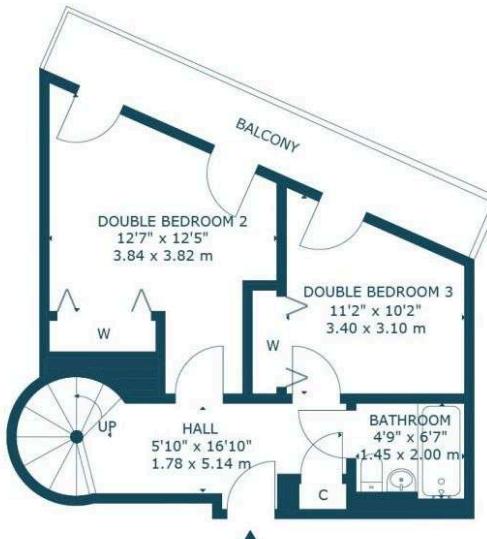
Abbeyhill is a vibrant neighbourhood located a short distance to the east of Edinburgh's city centre. The area is within easy reach of the Scottish Parliament, Holyrood Palace, Calton Hill, St James Quarter and Waverley Station. Abbeyhill offers a wide range of amenities, including local shops, cafes, restaurants and pubs. There is also a Sainsbury's and Lidl supermarket at Meadowbank Retail Park.

Holyrood Park borders the end of Milton Street 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.

An excellent bus service operates from London Road with quick access to the city centre as well as out to Portobello and the beautiful East Lothian coast.

EXTRAS

All light fittings, fitted flooring and white goods are included in the sale price.



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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,245 SQ FT / 115 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.