

Flat 2/2, 1 Abbey Street

ABBEYHILL, EDINBURGH, EH7 5SJ



*GENEROUSLY PROPORTIONED BRIGHT AND
SPACIOUS TWO BED SECOND FLOOR FLAT*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





McEwan Fraser Legal is delighted to present this generously proportioned two bedroom second floor flat in Abbeyhill which is flooded with natural light and has an uninterrupted view over Abbeyhill's colonies.

Inside, the property comprises of a spacious living area with large windows flooding the room with natural light and fireplace creating a focal point to the room. There are various possibilities with the furniture arrangements as the generously proportioned room is flexible. There is a fully equipped dining kitchen which is fitted with hob, oven, fridge freezer washing machine.

There are two double bedrooms, the master of which has a large walk in wardrobe and the second bedroom has ample space for free-standing storage and furniture. The property is equipped with a neat modern three piece bathroom with mains shower fitted over the bath and heated towel rail.





“...THERE IS A FULLY EQUIPPED DINING KITCHEN WHICH IS FITTED WITH HOB, OVEN, FRIDGE FREEZER WASHING MACHINE...”







Bedroom 1







Bedroom 2

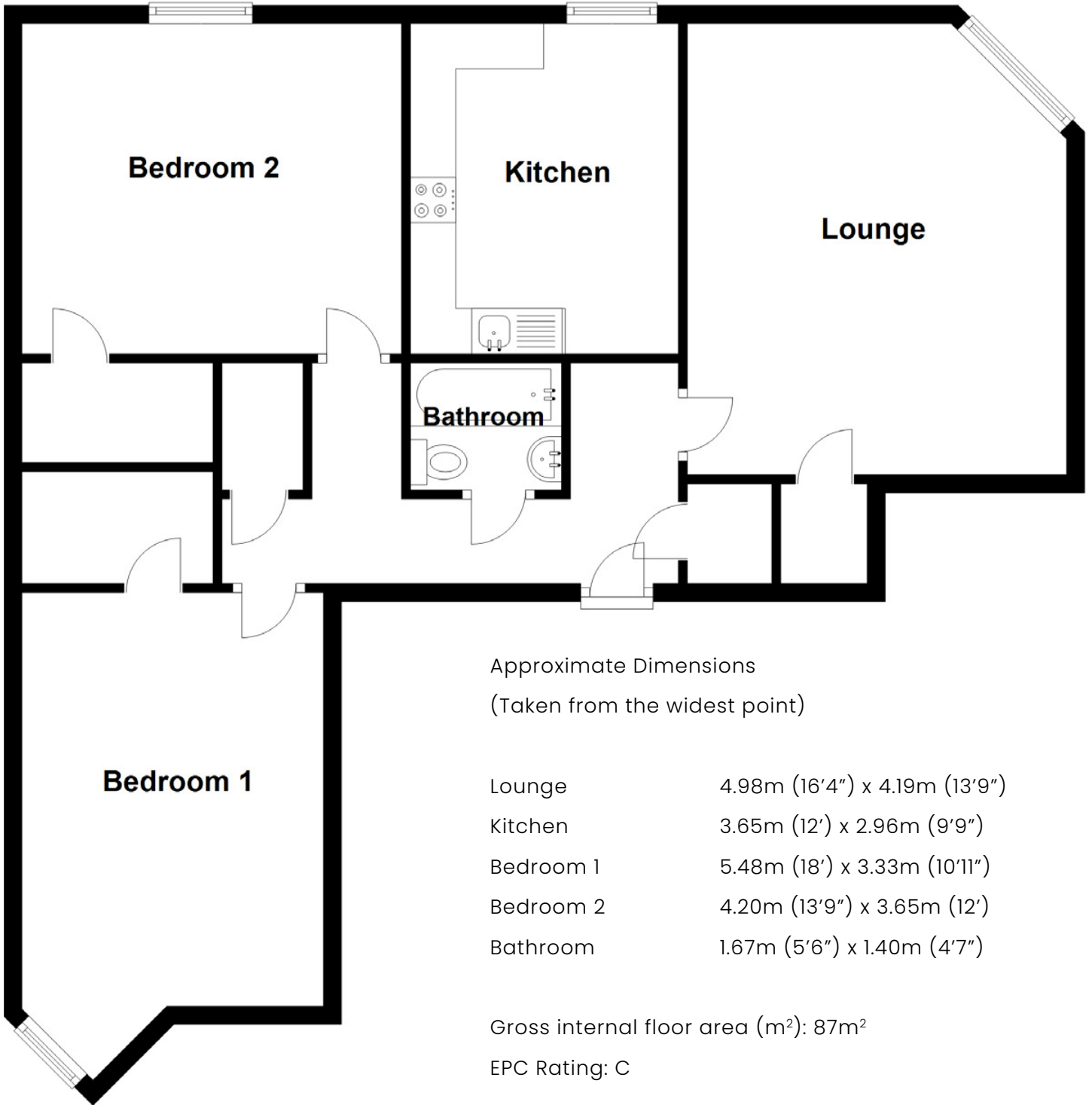




The Bathroom









In addition to this, the property includes excellent storage, double glazed windows and gas combi boiler making for a warm and cost effective home, year round. There is also excellent permit parking in the local area for residents and a communal garden to the rear.



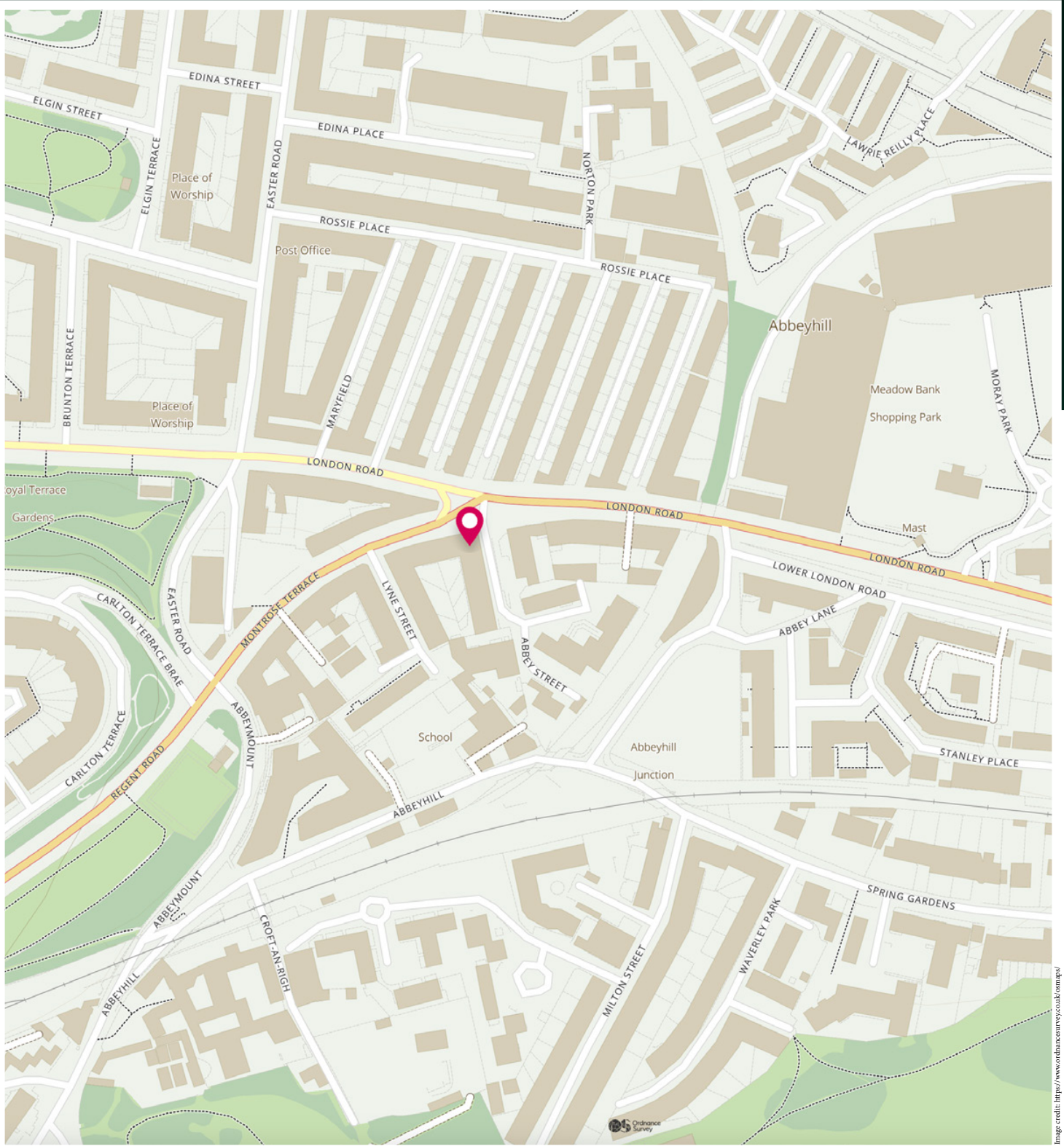


Abbeyhill is a popular residential district lying to the east of Edinburgh's bustling city centre. It takes its name from the historic ruined Abbey at Holyrood Palace, and is situated between the Palace itself, Waverley Station and London Road. As a central area in the city, Abbeyhill is comprised mainly of stone built tenement properties dating from around the 1890's. The area is primarily residential, not a major retail or commercial zone and is within the easiest possible reach of the City Centre, combining accessibility with the quiet feel of a suburb.

Using one of the frequent bus services that pass through Abbeyhill, the city centre is just a short journey away, no more than seven or eight minutes. In fact, for the energetic, many parts of the city centre are easily within walking distance.

Although quiet, Abbeyhill has all the necessary local amenities such as local shops, banking, building society and post office services. The nearby Meadowbank Retail Park provides shops and a supermarket, meaning that in Abbeyhill all your daily needs are within easy walking distance.

The Location



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE SUNDAY TIMES



Text and description
BEN STEWART CLARK
Area Sales Manager



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.