



Deans Properties
Deans Solicitors and Estate Agents LLP



**24/9 ABBEY LANE
ABBAYHILL, EH8 8JH**



THIRD FLOOR FLAT

- Sitting Room/Dining Room
- Kitchen
- Double Bedroom
- Bathroom
- Lift
- Secure, Gated Parking
- Double Glazing
- EPC Rating – C



This tastefully presented third floor flat is located in the highly sought-after area of Abbeyhill, ideally placed within walking distance of Princes Street, the Scottish Parliament, Arthur's Seat and Holyrood Park. Meadowbank Shopping Park is on the doorstep offering access to a supermarket and there are a variety of artisan pubs and cafes nearby. The property is in perfect move-in condition and benefits from a secure entry phone system opening into a well-maintained communal stair with lift to all floors. The living accommodation comprises; welcoming entrance hallway with large storage cupboard, generous sitting room with outstanding views of the Salisbury Crags and space for dining table and chairs, modern fitted kitchen, well-proportioned double bedroom with extensive built-in wardrobes and stylish, newly installed bathroom with power shower over bath. There is an allocated parking space in a secure, gated carpark at lower ground level. The property is fully double glazed and has electric storage heaters. Included in the sale are the fitted carpets and floor coverings, oven, hob, hood, fridge-freezer, washing machine, dishwasher and lightshades.



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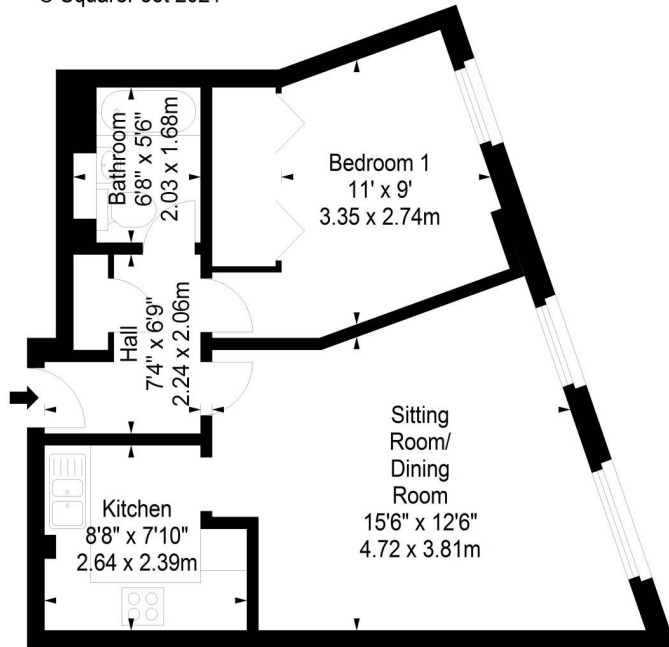


Approx. Gross Internal Area

495 Sq Ft - 45.99 Sq M

For identification only. Not to scale.

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Third Floor

Disclaimer: 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. The Seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.



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