



lindsays

**24/12 Abbey Lane
Abbeyhill, EH8 8JH**

"A superb, centrally located three bedroom duplex apartment with outstanding views"

- Large Sitting and dining room
- Stylish, well-equipped open-plan kitchen
- Three double bedrooms
- Bathroom
- Shower room
- Double glazing and electric heating
- Private balcony to the front
- Shared balcony to the rear
- Secure parking
- Lift access

EPC Rating C

OFFERS OVER £250,000



Description

A superb, centrally located three bedroom duplex apartment with outstanding views. Occupying the top two floors (fourth and fifth) of a modern building in Abbeyhill, just off London Road, the property enjoys easy access to the city centre and benefits from lift access, secure residents garage with one parking space, double glazing and electric heating. The entrance hall on the fourth floor provides access to a well-appointed shower room as well as the impressive open-plan sitting and dining room which is open to a modern and well equipped kitchen with white hi-gloss units and integrated appliances. The stair rises to the fifth floor where there are three double bedrooms and the family bathroom. All the bedrooms benefit from built-in wardrobes and bedrooms one and two have access to a balcony with far reaching views to Arthur's Seat, Salisbury Crags and to the Firth of Forth and Fife. There is also a shared balcony to the rear with views to Edinburgh's Old Town, Edinburgh Castle and Calton Hill.

Area

Abbeyhill is very well placed for access into the City Centre, in particular walking to the east end with The Playhouse Theatre, Restaurants, pubs, shops and the Omni Centre. A Sainsbury's Supermarket is one of the shops at Meadowbank Shopping Park nearby and further shops are to be found on East Norton Place, Easter Road and Leith Walk. There is also a Morrisons Supermarket on Portobello Road. Recreational facilities in the area include Meadowbank Sports Centre, Royal Terrace Gardens, Lochend Park and of course the lovely walks around Holyrood Park, St Margaret's Loch and Arthur's Seat. A variety of bus services can be found on the main road going to the City Centre, Portobello and other parts of Edinburgh.

Viewing

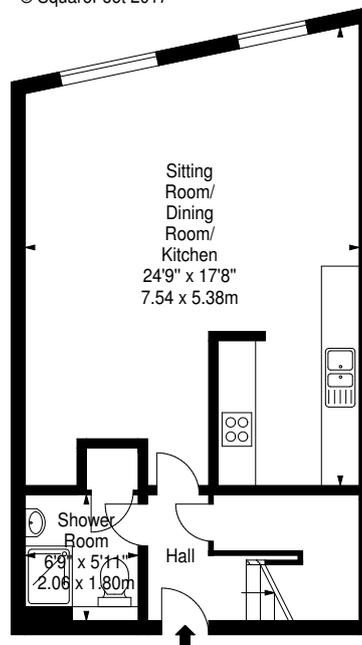
Sunday 2-4pm or by appointment contact Lindsay's on 0131 229 4040



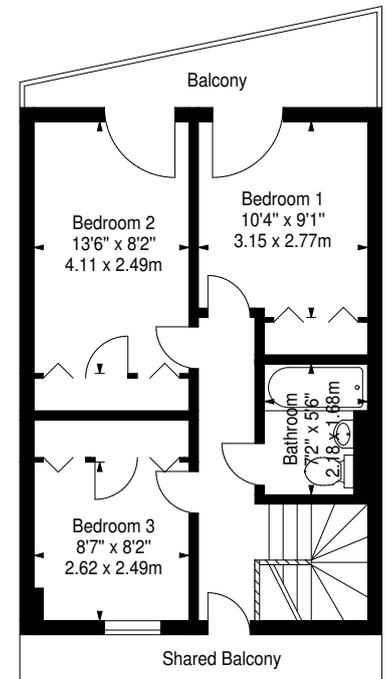
**Abbey Lane,
Edinburgh,
Midlothian, EH8 8JH**



Approx. Gross Internal Area
1010 Sq Ft - 93.83 Sq M
For identification only. Not to scale.
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Fourth Floor



Fifth Floor

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Prospective purchasers are requested to note formal interest with Lindsay's as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.