



RALPH SAYER
SOLICITORS & ESTATE AGENTS

4/9 Salmond Place

Abbeyhill, Edinburgh, EH7 5ST

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Situated in popular Abbeyhill, this traditional second-floor flat has a highly desirable location in the capital. Conveniently, it is set within walking distance of a wide range of amenities, a state-of-the-art sports centre, regular transport links, and Edinburgh city centre. Furthermore, the home is presented with modern decor and varnished wooden floorboards in the living area and two bedrooms. The property will have broad appeal to a wide demographic, especially amongst city professionals, couples, and young families.

Extras: all fitted floor coverings, window blinds, light fittings, a gas range cooker, a fridge/freezer, and a washing machine to be included in the sale.



Property Summary

- Well-presented second-floor flat
- Part of a traditional tenement building
- In sought-after Abbeyhill
- Short walk to the city centre
- Entrance hall with built-in storage
- Bright living room
- Large dining kitchen
- Two double bedrooms
- Bathroom with rainfall shower
- Well-kept communal garden
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - B





A traditional second-floor flat in sought-after Abbeyhill, set within easy reach of the city centre, fantastic amenities, transport links, and schools



Let us help you find your next
dream property!



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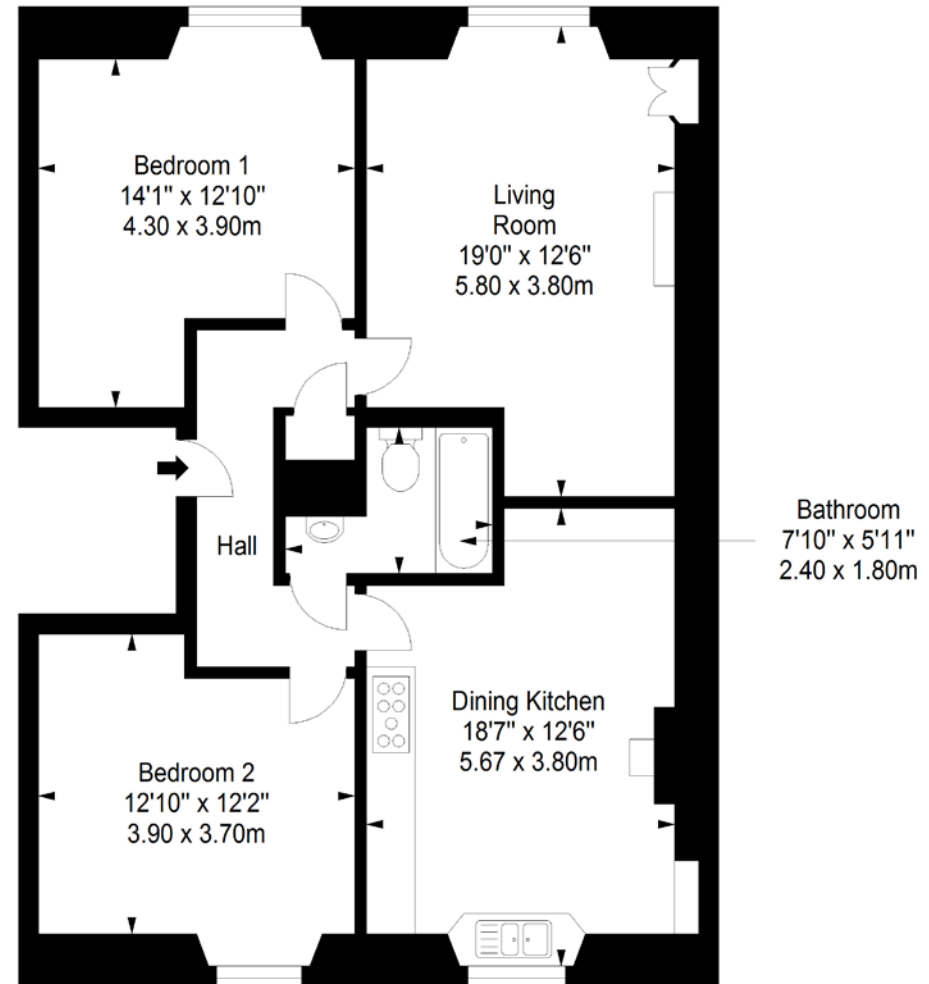
 **CHARTERED FIRM**

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Second Floor
Approx. 82.5 sq. metres (888.0 sq. feet)



Total area: approx. 82.5 sq. metres (888.0 sq. feet)