

COULTERS[®]

6/2 Lyne Street
Edinburgh
EH7 5DW



This well presented one bedroom ground floor tenement flat is ideally located within this quiet cul-de-sac in Abbeyhill. This peaceful property further benefits from being to the rear of the property overlooking the communal gardens and is within close walking distance to an excellent variety of local amenities and the open green spaces of Holyrood Park, and Arthur's Seat. The property comprises a bright welcoming hallway, spacious living/dining room with large window, and wood effect flooring leading to a fully fitted modern kitchen with integrated appliances, a large double bedroom to the rear of the property overlooking the shared garden and a traditional bathroom with shower over the bath and fully tiled.

Property Features:

- Bright living/dining room with large window overlooking communal garden
- Fully fitted modern kitchen
- Double bedroom with carpet
- Traditional bathroom
- Wood effect flooring
- Gas central heating
- Double glazing
- Shared garden
- Residential permit parking



Extras

All fixtures and fittings and appliances, curtains and floor coverings are included in the sale.

Area

Abbeyhill is an excellent central location for all that Edinburgh has to offer with its many local coffee shops, bars, gift shops and a Lidl supermarket on Easter Road. Meadowbank retail park is just a few minutes away and includes Marks & Spencers, TK Maxx and a Sainsbury's supermarket. The property also has an excellent public transport system which runs to and from the city centre and other surrounding districts and the city bypass and main motorway networks are also within easy reach. The popular Arthurs Seat and Holyrood Park is also within walking distance offering the perfect space for the outdoor enthusiasts. The redevelopment of Meadowbank will also deliver a modern sports centre upon completion. Schooling is easily accessible from nursery to senior level in both public and private sectors. The recently opened St James Centre is within a mile of the property, offering a new shopping complex, a luxury hotel, a multi screen cinema and restaurants. There is an excellent choice of cultural activities in the vicinity including Playhouse theatre, Vue cinema and art galleries.

**Lyne Street,
Edinburgh, EH7 5DW**



SquareFoot

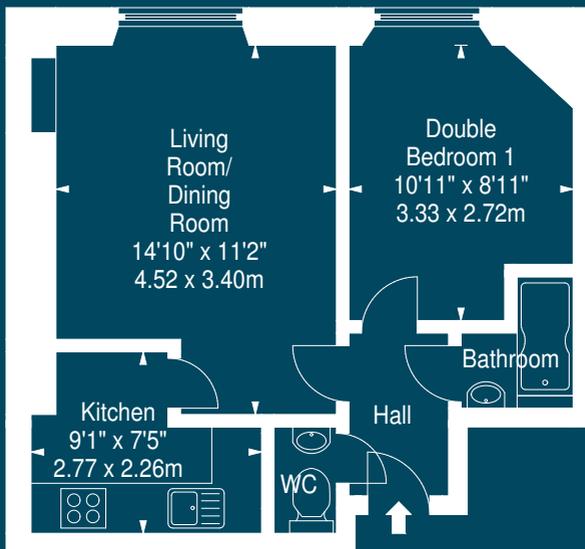


Approx. Gross Internal Area

391 Sq Ft - 36.32 Sq M

For identification only. Not to scale.

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Ground Floor

WELCOME HOME [©]

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coultersproperty.co.uk

Terms & Conditions

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.