



SIMPSON & MARWICK

18 Maryfield
Abbeyhill, EH7 5AS

simpsonmarwick.com
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A superb 2 bedroom double upped colony flat with private garden

- Sitting room
- Kitchen / dining room
- Double bedroom 1
- Double bedroom 2
- Bathroom
- Popular central location
- Easy access to city centre
- Excellent local amenities & shopping
- Unrestricted on street parking
- Gas central heating

Description

18 Maryfield is a bright, spacious and appealing 2 bedroom main door double upper flat, situated in the vibrant Abbeyhill colonies, forming part of the artisan community making up the Colony of Artists. The interior is superbly presented, generously proportioned throughout and blends a number of period features including decorative cornicing and exposed floorboards with contemporary touches such as the stylish kitchen with Quartz work surfaces. The property benefits from a well-presented west facing private garden to the front and there is a useful utility space located off the bathroom, housing the washing machine and boiler, and a floored loft space.

Location

The popular area of Abbeyhill lies a short distance to the east of the city centre. Within the vicinity there is an excellent range of amenities including



shops and recreational facilities, including the newly completed Meadowbank Sports Centre. Meadowbank Retail Park, which includes a Sainsbury's supermarket is a few minutes walk away. Further local shopping is available on close by Easter Road and Leith Walk, which host Sainsburys, Tesco, Easter Greens and the sustainable Weight to Go to name a few. Other various independent retailers, alongside pubs, restaurants and cafes are also a stone's throw away including Little Fitzroy, Polentoni, Cloud 9 and Home Edinburgh. St James Quarter and The Omni Centre, which includes a Nuffield Health Fitness & Wellbeing Gym, can be found close by at the top of Leith Walk. The property is close to the financial institutions based in and around George Street and St Andrew's Square and a few minutes walk from the Scottish Parliament building. There are pleasant walks available within the Royal Park, Arthur's Seat and Salisbury Crags which are all easily accessible. Regular and efficient bus services run to and from the city centre and the Edinburgh city bypass is within easy reach.

Fixtures and Fittings

All fitted carpets, fitted floor coverings, curtains, blinds and light fittings are included in the sale price as are the hob, oven, fridge / freezer, dishwasher and washing machine.

EPC Rating D

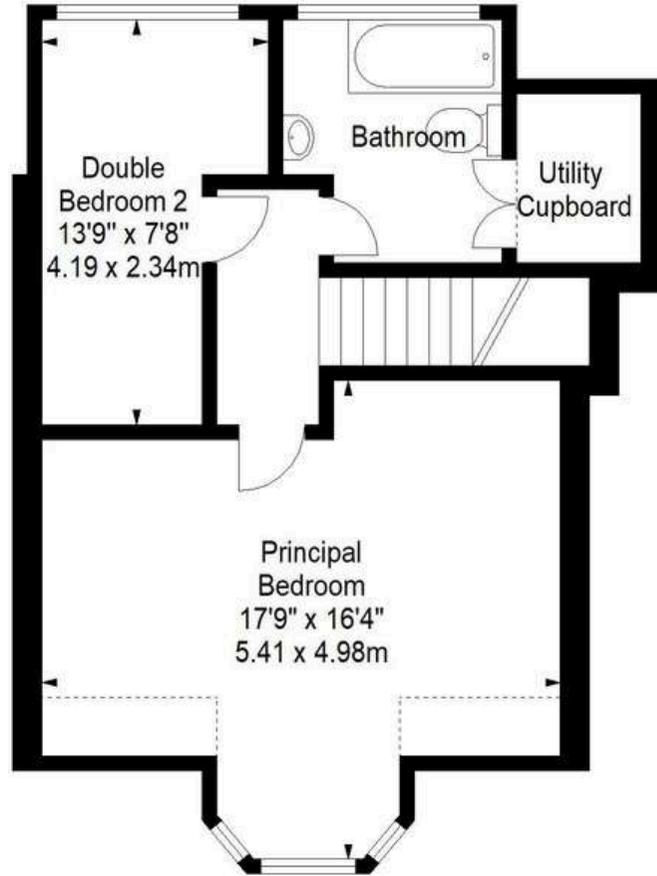
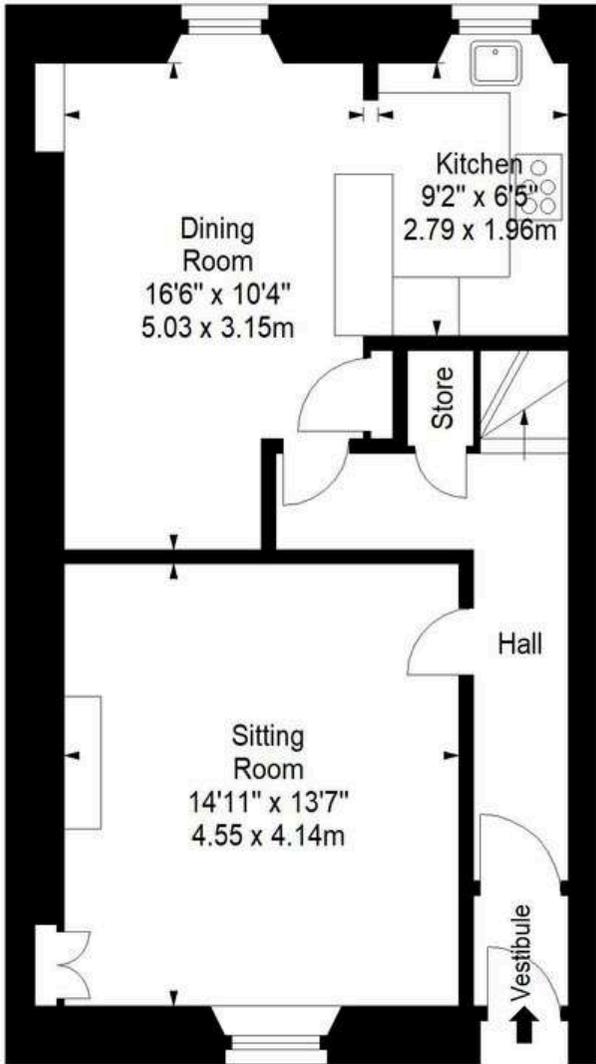
Home Report

The Home Report is available to download from our website www.simpsonmarwick.com. The condition of the property and any material matter is disclosed in the Home Report.

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries. The owner will not warrant the working order of any of the fixtures and fittings which are included in the sale price.



Approx. Gross Internal Area
 1044 Sq Ft - 96.99 Sq M
 For identification only. Not to scale.
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Ground Floor

First Floor