



lindsays

**67 Abbeyhill,
Abbeyhill, Edinburgh, EH8 8DY**



"A light, spacious and stylish end terraced villa enviably located in the heart of the city, adjacent to Holyrood Palace and Park and Parliament"

- Hall
- Extensively tiled shower room
- Sitting room with lovely open views
- Kitchen/dining room with integrated and free standing appliances
- Two generous double bedrooms
- Superb fully tiled bathroom with shower
- Utility room
- Gas central heating
- Double glazing
- Communal drying green/patio
- Residents' parking (council owned)

EPC Rating C

FIXED PRICE £290,000



Description

Commanding superb views to the grounds of Holyrood Abbey and Palace, this significantly upgraded end terraced villa enjoys an impressive historic location in the heart of the city and with the wonderful open spaces of Holyrood Park less than a five minute walk away. The house has been significantly upgraded by the current owner who has created a stylish and practical family home. On the ground floor a welcoming hall gives access to a spacious sitting room and a modern kitchen/dining room with appliances included. Also on the ground floor is a recently installed shower room. Upstairs, there are two generous double bedrooms, a contemporary family bathroom with shower and a useful utility room. Additional benefits include gas central heating and double glazing. There is a communal patio/drying green to the rear of the house and free parking (Council owned).

Area

Abbeyhill is one of the oldest parts of the city, lying to the east of Princes Street, just a stone's throw from the foot of the world famous Royal Mile. The Scottish Parliament, Holyrood Palace and Park and the Dynamic Earth Visitor Centre are immediate neighbours. Literally around the corner from the property, the Royal Mile plays host to independent shops, cafes, restaurants and bars, with the St James Quarter and Princes Street a little further afield. The Meadowbank Retail Outlet offers the convenience of a Sainsbury's Supermarket, Lidl, a new gym (opening soon) and a number of High Street names, all within a short walk. This house is in the catchment area of the renowned James Gillespie's High School. Bus services to and from the city centre are available from nearby London Road, as well as to many other parts of the city. Furthermore, Edinburgh Waverley train station is just a 10-minute walk away. The A1 and East Lothian are within a short drive, as are the west side of the city, Edinburgh International Airport and the central motorway network via the city by-pass.

Viewing

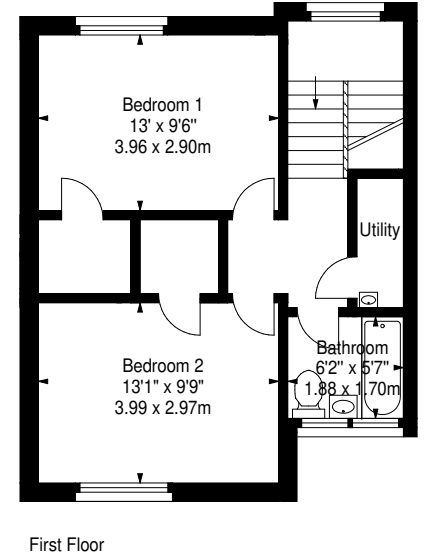
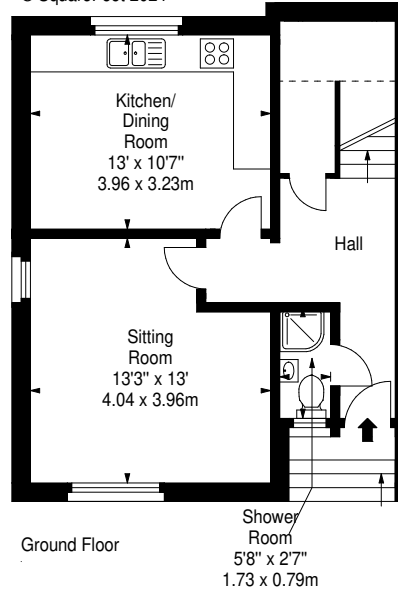
Sunday 2-4pm or by appointment contact Lindsays



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Approx. Gross Internal Area
920 Sq Ft - 85.47 Sq M
For identification only. Not to scale.
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Prospective purchasers are requested to note formal interest with Lindsays 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.