



GARDEN STIRLING BURNET

**12/2 ABBEY LANE, ABBEYHILL**  
EDINBURGH, EH8 8HH



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Located in central Abbeyhill, on the ground floor of an established development, is this one-bedroom flat in easy reach of all the capital has to offer – a fantastic option for professionals, first-time buyers, or rental investors. There is shared access to garden grounds and on-site unrestricted parking, while the home's interior enjoys an understated finish, with neutral décor and wood-toned flooring, that is easy to personalise to one's tastes. Abbey Lane benefits from superb shopping and local entertainment on the doorstep and is just a stone's throw from breathtaking Holyrood Park, home to Arthur's Seat. Waverley train station and central attractions are accessible by foot or 24-hour transport links, making it an exceptionally convenient city address.

The flat is reached via a communal vestibule with a secure entry system. Once inside, a hall (housing a useful deep store) leads you into the reception room. This naturally lit area provides a flexible footprint for lounge seating, a dining table and chairs, and/or a workstation. Classic decorative detailing adds a touch of elegance to the room, which has practical open access to the kitchen - allowing for social interaction with guests when entertaining.

## FEATURES

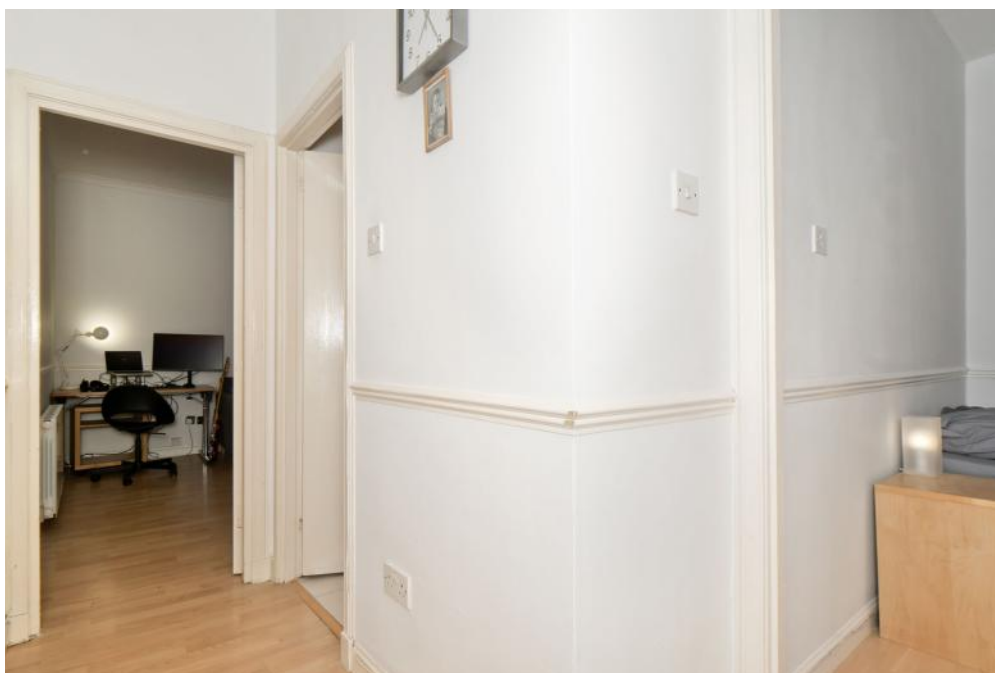
- Central address close to Holyrood Park
- Ground-floor flat with neutral décor
- Secure communal vestibule
- Entrance hall with a store
- Living/dining room, open to:
- Bright fitted kitchen
- One double bedroom with fitted storage
- Bathroom with shower-over-bath
- Shared access to garden grounds
- Unrestricted residents' parking
- Electric heating and double-glazing





The bright kitchen features modern wood-toned units offset by tasteful mosaic tiling. There is an integrated electric oven and hob, as well as freestanding appliances comprising a washing machine and (currently in the reception area) a fridge and a freezer. Also found within the home and accessible from the hall is a double bedroom and a bathroom. The bright bedroom comes appointed with fitted wardrobes behind attractive wood-panelled doors, while the simply styled bathroom has a modern WC and pedestal basin, plus a bath with an overhead shower. The property is fully double-glazed and electrically heated, and, externally, there is shared access to neatly landscaped garden grounds and unrestricted on-site parking.

Extras: The sale includes all fitted floor coverings, curtains, light fittings, and integrated/freestanding appliances. Factor: A factoring agreement is in place with James Gibb for the upkeep of communal areas, presently charged at approximately £30 per month.







### Abbeyhill, Edinburgh

Situated close to Edinburgh's iconic Royal Mile, Abbeyhill offers easy access to the world-class entertainment and shopping found in the heart of the capital. The area is currently enjoying a surge in popularity thanks to the wealth of independent shops and vibrant restaurants, pubs, and cafés in the immediate area. It also benefits from being close to the thriving amenities of Leith Walk and Easter Road, as well as Meadowbank Retail Park, which boasts a Sainsbury's, Marks & Spencer's Food Hall, and TK Maxx, plus several additional high-street stores and fast-food outlets. Furthermore, the St James Quarter is within easy reach, the £1billion development hosting world-class designer stores, trendy bars, entertainment facilities, and a diverse range of restaurants and eateries. Sports enthusiasts are well-catered for by nearby Meadowbank Sports Centre, which provides everything from multi-purpose sports halls and athletic tracks to fitness classes and a state-of-the-art gym. Those who prefer to exercise in the great outdoors can opt for a walk up Salisbury Crags and Arthur's Seat, or a slightly more leisurely climb up Calton Hill, all affording panoramic views across the city. There is also excellent public and private schooling nearby, from nursery level upwards. The area is extremely well-connected with regular day and night bus services and good access to commuter routes, while Waverley train station is within walking distance.







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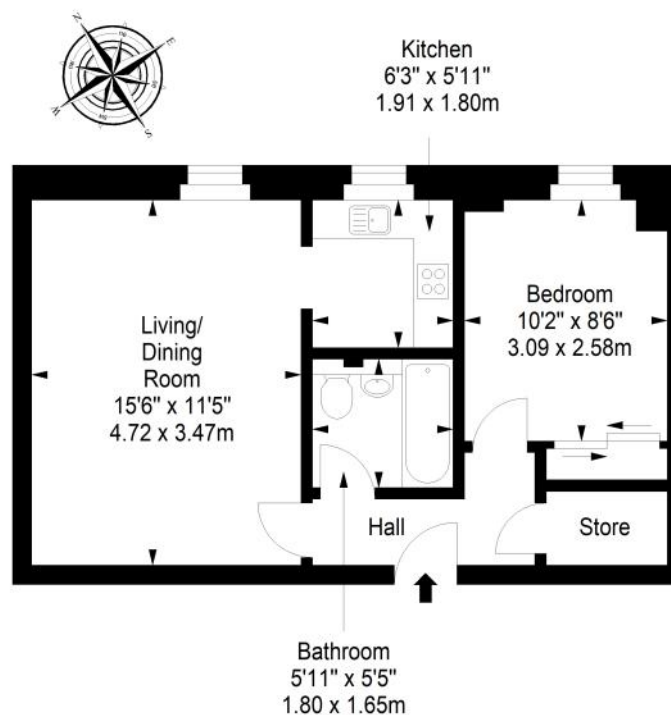
#### HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

## FLOORPLAN

Ground Floor  
Approx. 38.3 sq. metres (412.3 sq. feet)



Total area: approx. 38.3 sq. metres (412.3 sq. feet)