

# SIMPSON & MARWICK



**6 East Norton Place, Abbeyhill, Edinburgh, EH7 5DR**



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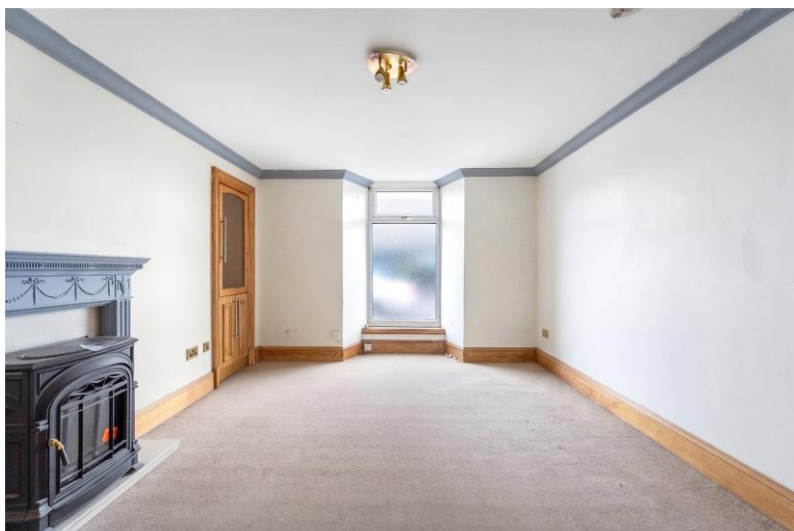
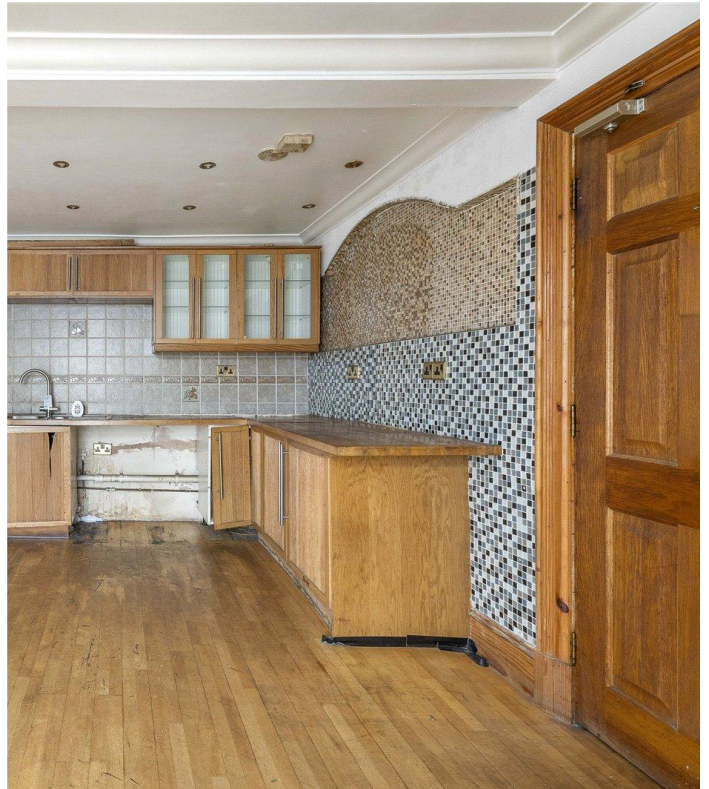
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**EPC: B (81)**

**Council Tax - B**

Three bedroom renovation project in sought-after Abbeyhill



- Three bedroom property
- Complete renovation project
- Significant upgrading required
- Living room accommodation
- Separate kitchen area
- Ground floor WC
- Family bathroom
- Popular Abbeyhill location
- Close to City Centre
- Excellent investment opportunity

An excellent opportunity for investors, developers or buyers seeking a complete renovation project. This three bedroom property is in poor condition throughout and requires significant upgrading and modernisation. The accommodation comprises a living room, kitchen and WC, with ample scope to reconfigure and improve subject to the necessary consents.

The property further benefits from three bedrooms and a bathroom, with the layout offering excellent potential for refurbishment and value enhancement. Once renovated, the property has the potential to provide a spacious home within a popular residential area of Edinburgh.

This is a rare opportunity to acquire a property requiring comprehensive refurbishment in a sought-after location close to Edinburgh City Centre. Buyers should be prepared for extensive works throughout.

#### Location

Situated in the established Abbeyhill district of Edinburgh, the property enjoys a convenient location within easy reach of Edinburgh City Centre. Abbeyhill is popular with a wide range of purchasers thanks to its excellent local amenities, public transport links and proximity to Holyrood Park, Arthur's Seat and the Scottish Parliament. A variety of shops, cafes, restaurants and leisure facilities can be found nearby, while regular bus services provide easy access throughout the city.

#### Fixtures and Fittings

The property is being sold as seen and all fixtures, fittings and contents currently within the property will be included in the sale.

#### Viewing Details

By appointment contact Simpson & Marwick

Please note that This property is being sold as seen. No guarantee or warranty will be given to the purchaser regarding the existence or condition of any services or systems in or on the property. The purchaser will require to accept the position as it exists, as no testing of any services or systems shall be allowed. No specialist reports (including structural, roof or EWS1) will be provided for the property and no moveable items will be included in the sale.

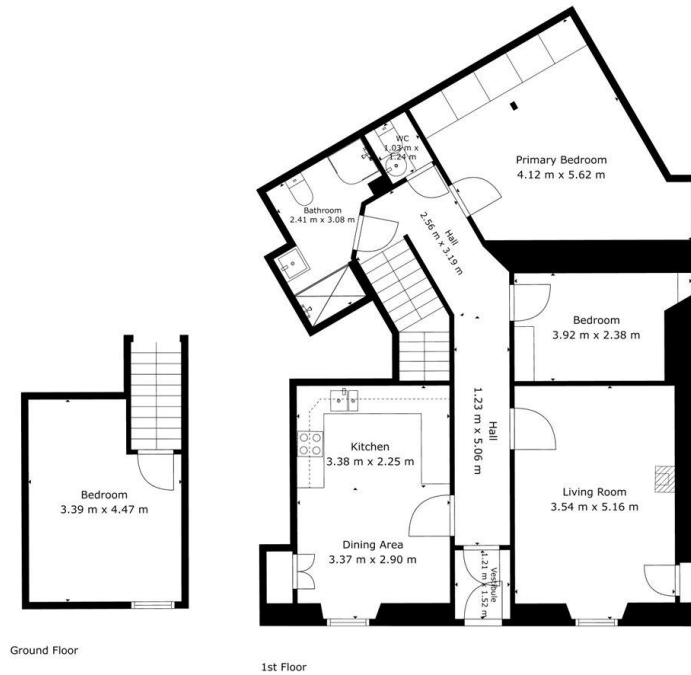


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6 East Norton Place  
Abbeyhill, Edinburgh, EH7 5DR

Approx. Gross Internal Area:  
1205.56 Sq Ft (112 Sq M)

For Identification purposes only. Not to scale.



## Simpson and Marwick

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 81 B    | 83 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |