



16 Maryfield
ABBEYHILL | EDINBURGH | EH7 5AS


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Exceptionally light and spacious double upper flat boasting a pleasant setting within the charming Abbeyhill Colonies, a location much sought after due to its tucked away position and close proximity to superb amenities, transport links and the City Centre attractions.

Although the property would now benefit from modernisation, it offers generous sized floorspace and has lots of potential for a new purchaser to put their own stamp on it.

Lying to the front is a west facing private garden, ideal for sitting out and catching the afternoon sun.

- Main door entrance and stair
- Hallway/cupboard storage
- Large living/dining room
- Kitchen
- Two well proportioned double bedrooms
- Bathroom/mixer shower
- Storage boxroom
- Gas central heating
- West facing private front garden
- Permit parking
- Superb choice of amenities and bus services only a stone's throw away
- Attic space storage
- Colonies style property

Energy Rating C, Council Tax C

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

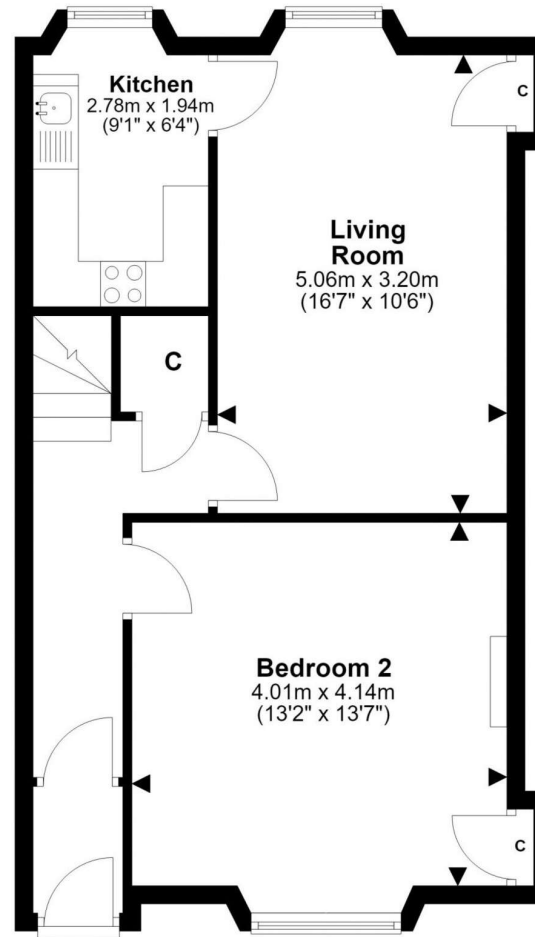
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



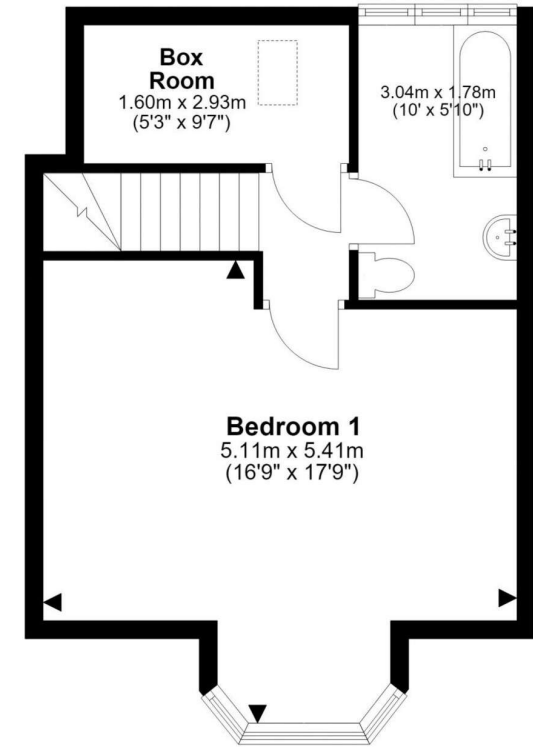
Abbeyhill, one of the oldest parts of Edinburgh, lies to the east of the City Centre close to the vast green expanse of Holyrood Park, where one can enjoy pleasant walks and fantastic views of the Capital from the top of Arthur's Seat. Areas nearby include Meadowbank and Holyrood. The location is ideal for those connected to the Scottish Parliament and local shops cater well for everyday needs. Also within easy reach are the retail outlets at Meadowbank Retail Park, including a Sainsburys food store plus a great choice of shops and leisure facilities at St James' Quarter and Princes Mall. In fact, for the energetic, many parts of the City Centre are within walking distance. The refurbished Meadowbank Sports Centre is close at hand and boasts a gym, caf  , outdoor football pitch, athletics track and a choice of fitness studios. Regular bus and tram services provide ease of commuting in and around the surrounding area and swift links to the City Centre.

Note: Actual photographs of rooms in their true state, with some photographs having computer generated furniture and decorative items to show the size and layout options available with rooms.





Ground Floor



First Floor



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.