



2/6 Whyte Place
ABBAYHILL | EDINBURGH | EH7 5TA


warners
solicitors & estate agents



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Nestled within a quiet residential street, yet ideally positioned for excellent local amenities, convenient transport links and the expansive open spaces of nearby Arthur's Seat, this immaculately presented first-floor apartment offers an excellent opportunity for a wide range of buyers. Further enhanced by an allocated parking space, gas central heating and double glazing, the property combines modern comfort with a peaceful yet highly convenient setting.

The accommodation begins with a welcoming entrance hallway featuring three useful storage cupboards. A bright and spacious lounge benefits from a Juliet balcony, while the contemporary kitchen is fitted with attractive modern units and provides a practical space for everyday living. There are two well-proportioned double bedrooms, with the property completed by a stylish bathroom with a shower over the bath.

Early viewing is highly recommended to fully appreciate the excellent presentation, generous accommodation and superb location this appealing apartment has to offer.

- Immaculately presented first-floor apartment
- Quiet setting close to Arthur's Seat
- Bright lounge with Juliet balcony
- Contemporary kitchen with attractive units
- Two well-proportioned double bedrooms
- Allocated parking, gas central heating & double glazing

Energy rating B, Council tax band D. Factor is managed by Link housing and costs around £40 a month, and paid quarterly.

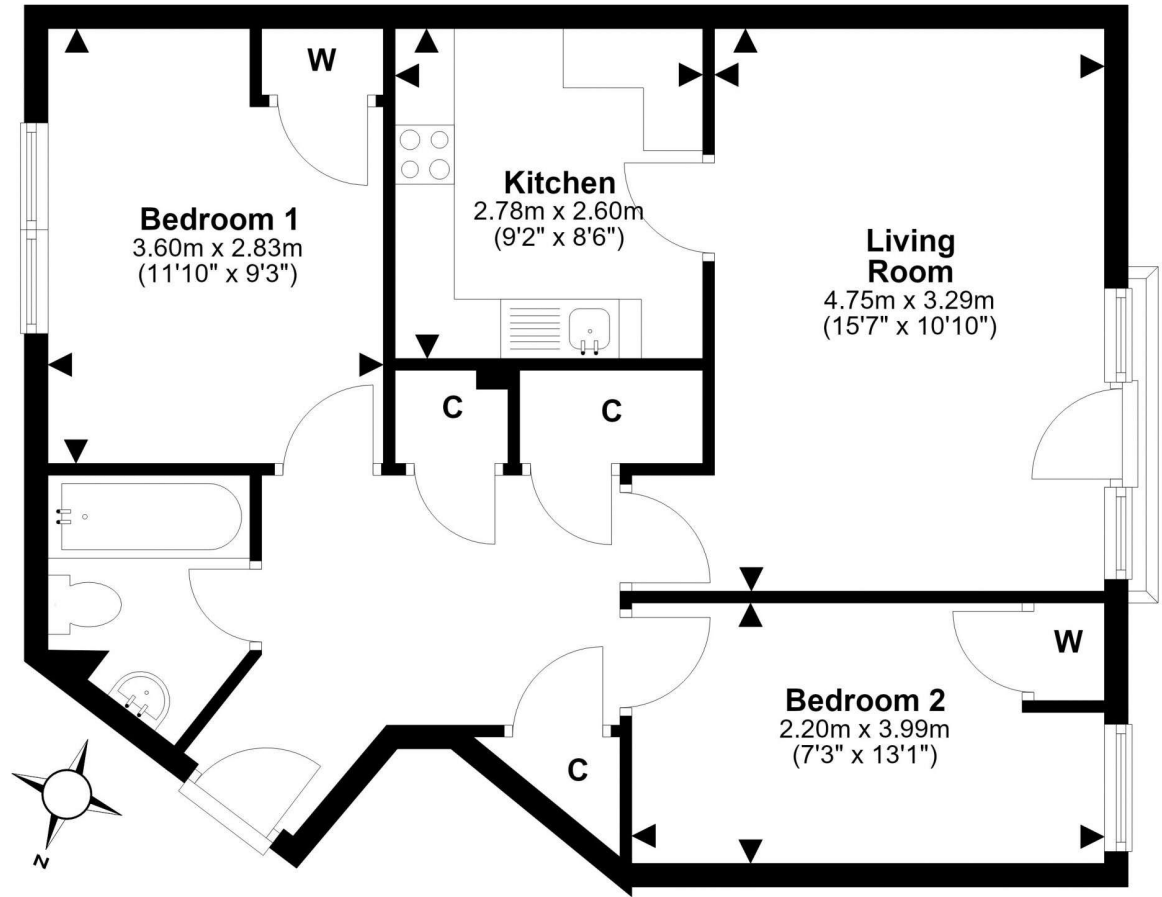
Extras included in this sale will be TV (bedroom) and tv mount, blinds, fridge freezer, washing machine, dishwasher, oven/hob. Wall mount shoe cupboard can also be included.

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



Abbeyhill is an ever-popular area lying 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. There is an excellent range of shopping outlets in the vicinity and the nearby Meadowbank Retail Park includes Sainsbury, and B&M Home Store. St James Quarter at the east end boasts a superb variety of well-known shops and great leisure facilities, with further choices at Waverley Mall and on Multrees Walk. The recently refurbished Meadowbank Sports Centre is close at hand and boasts a gym, cafe, outdoor football pitch, athletics track and a choice of fitness studios. An efficient public transport network is on hand, with 24-hour buses and a tramline connecting Leith to the city and to Edinburgh International Airport. This location is very convenient for those connected to the Scottish Parliament or the central Universities.





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.