



2f1, 72 Montrose Terrace, Abbeyhill, Edinburgh. EH7 5DP

- Charming two-bedroom flat ideally located in the sought-after Abbeyhill area of Edinburgh
- Bright and spacious reception room featuring large windows, elegant wooden flooring and neutral décor
- Flexible living and dining space, providing an ideal setting for both relaxing and entertaining
- Modern, well-appointed kitchen with contemporary fittings, ample storage and essential appliances
- Two generously sized bedrooms, offering excellent flexibility for couples, families, guests or home working
- Contemporary bathroom comprising a modern suite with shower-over-bath, quality fixtures and stylish tiling
- Gas Central Heating and Double Glazing
- Communal Gardens
- Residents Permit Parking
- Prime Abbeyhill location, close to Edinburgh city centre, local cafés, shops, green spaces and excellent public transport links



PROPERTY DESCRIPTION

Watermans is delighted to welcome this charming two-bedroom second floor flat nestled in the heart of Abbeyhill, a vibrant and historic area of Edinburgh on to the market. Offering a perfect blend of traditional character and modern living, this delightful property provides an ideal home for first-time buyers, professionals, or those seeking a comfortable city base. With a spacious reception room, a well-appointed bathroom, and two generously sized bedrooms, the flat boasts ample space and natural light throughout, creating a warm and inviting atmosphere.

Step inside to discover the bright reception room, where large windows flood the space with natural light, highlighting the elegant wooden flooring and neutral decor. This welcoming area is perfect for relaxing or entertaining guests, offering enough room to comfortably accommodate both sitting and dining furniture. The open layout provides great flexibility for creating a space that truly feels like home.

This two-bedroom flat in Abbeyhill represents a unique opportunity to enjoy comfortable urban living within a historic and thriving neighbourhood. With its thoughtful layout, excellent natural light, and proximity to Edinburgh's many attractions, it is sure to appeal to a wide range of buyers. Don't miss the chance to make this wonderful property your new home.



ROOM DESCRIPTIONS

Kitchen

The kitchen is efficiently designed with modern fittings and ample storage options, including sleek cabinetry and contemporary countertops. Equipped with essential appliances, it is ideal for those who enjoy cooking and appreciate a practical yet stylish culinary space. Its convenient layout also makes it easy to move between the kitchen and reception room, ensuring smooth flow and usability.

Bedrooms

Both bedrooms are generously proportioned, offering plenty of space for restful nights and personalisation. The master bedroom benefits from large windows and a peaceful environment, while the second bedroom is equally versatile – perfect as a guest room, home office, or nursery. Ample storage solutions are integrated throughout, helping to keep the rooms clutter-free and comfortable.

Bathroom

The bathroom features a modern suite with a shower-over-bath, contemporary tiling, and quality fixtures, providing a fresh and clean space for daily routines. Practical and stylish, it offers everything needed for comfort and convenience.

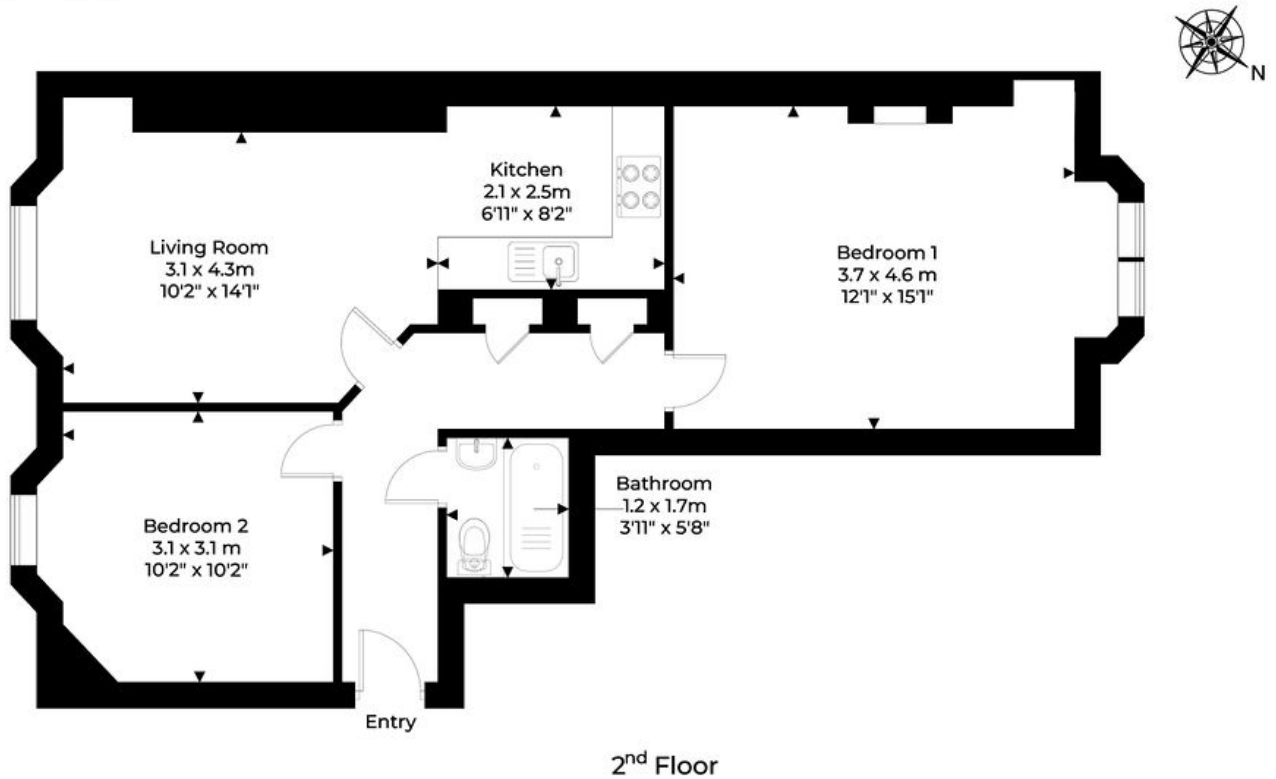
Area - Abbeyhill

Abbeyhill is renowned for its rich cultural heritage and close proximity to the city centre, making it an attractive location for residents who value both convenience and community atmosphere. The fantastic green spaces of Holyrood Park and Arthur's Seat are just a short walk away, while Holyrood, the Old Town and the heart of central Edinburgh are also easily reached on foot. A wide range of everyday amenities are available nearby, including independent cafés and shops, full-sized supermarkets at Meadowbank Shopping Park, and excellent leisure facilities at Meadowbank Sports Centre. The area's historic Colonies and thriving local arts identity add to its distinctive neighbourhood character. Excellent transport connections are accessible using frequent bus services along the adjacent London Road and there is designated Voi e-bike parking just at the end of the street.



FLOORPLAN & EPC

2fl, 72, Montrose Terrace, Abbeyhill, Edinburgh, EH7 5DP
Approximate Gross Area
54 sq m / 581 sq ft



Disclaimer : This diagram is for illustrative purpose only. All reasonable care has been taken in the preparation, but no warranty is given as to the accuracy of the information. This document does not constitute any part of any offer or contract. Dimensions shown are approximate only. Prospective parties should rely on their own enquires.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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