GILLESPIE MACANDREW



5/6 Elsie Inglis Way

Abbeyhill, Edinburgh, EH7 5FQ

CALL US ON 0131 447 4747

5/6 Elsie Inglis Way Abbeyhill, Edinburgh, EH7 5FQ

For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Shared secure entry system.
- Welcoming reception hall with excellent storage facilities.
- Fabulous open-plan living/dining room and modern fitted kitchen with appliances included.
- Delightful views towards Arthur's Seat.
- French doors opening to a Juliet-style balcony.
- Generously proportioned principal bedroom with built-in mirrored wardrobes and a contemporary en-suite shower room.
- Attractive views towards Salisbury Crags.
- Second well-proportioned double bedroom with built-in mirrored wardrobes.
- Stylish modern bathroom fitted with a white suite and shower.
- Gas central heating.
- Double glazing.
- Well-maintained communal grounds.
- Residents' permit parking located to the front of the development.









GENERAL DESCRIPTION

An immaculately presented second-floor flat forming part of a modern and highly sought-after development in the popular Abbeyhill district of Edinburgh, ideally positioned within easy reach of Edinburgh City Centre and an excellent range of local amenities. This superb property offers stylish, move-in accommodation and would make an ideal purchase for a first-time buyer, young professional or couple. Further benefits include residents' parking, well-maintained communal grounds and a factored development. Early viewing is highly recommended to appreciate the quality of accommodation and superb location on offer.

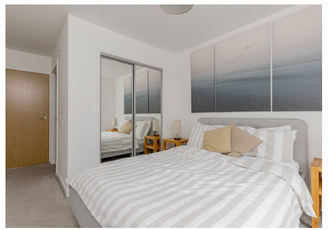
LOCATION

Abbeyhill is a highly desirable residential district situated just east of Edinburgh City Centre, offering an excellent balance of city living and green open spaces. The area is exceptionally well served by a wide range of local amenities, including a variety of shops, cafés, restaurants and recreational facilities. Nearby Meadowbank Retail Park provides convenient access to a Sainsbury's supermarket, Lidl and The Gym Group, while the recently refurbished Meadowbank Sports Centre offers first-class leisure facilities. The fashionable St James Quarter and Omni Centre are within easy reach, providing an extensive selection of retail, dining and entertainment options. The property is also ideally positioned for those working within the city centre, financial district, Scottish Parliament and other key commercial areas. For outdoor enthusiasts, the area benefits from an abundance of green spaces and scenic walks, with Holyrood Park, Arthur's Seat and Salisbury Crags all nearby. Direct access to the Royal Park is available nearby via Milton Street, while Portobello's popular promenade and beach are just a short journey away. Excellent public transport links operate throughout the area, providing quick and easy access to the city centre and surrounding districts, whilst the Edinburgh City Bypass and wider motorway network are readily accessible for commuters.

COUNCIL TAX BAND	D.
TRAIN STATION	APPROXIMATELY 1 MILE TO EDINBURGH WAVERLEY STATION.
AIRPORT	APPROXIMATELY 9.1 MILES TO EDINBURGH AIRPORT.
BUSES	WITHIN 100 METRES.

EXTRAS: THE SALE SHALL INCLUDE ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, WINDOW BLINDS AND THE INTEGRATED KITCHEN APPLIANCES, COMPRISING THE HOB, DOUBLE OVEN, COOKER HOOD, FRIDGE/FREEZER, DISHWASHER AND WASHER/DRYER. THE FUTON LOCATED WITHIN BEDROOM TWO MAY ALSO BE AVAILABLE BY SEPARATE NEGOTIATION.













FACTORING NOTE

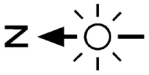
The development is factored by Speirs Gumley at an approximate cost of £300 per quarter. The factoring fee covers the maintenance and upkeep of the communal areas and grounds, together with the building insurance for the block.

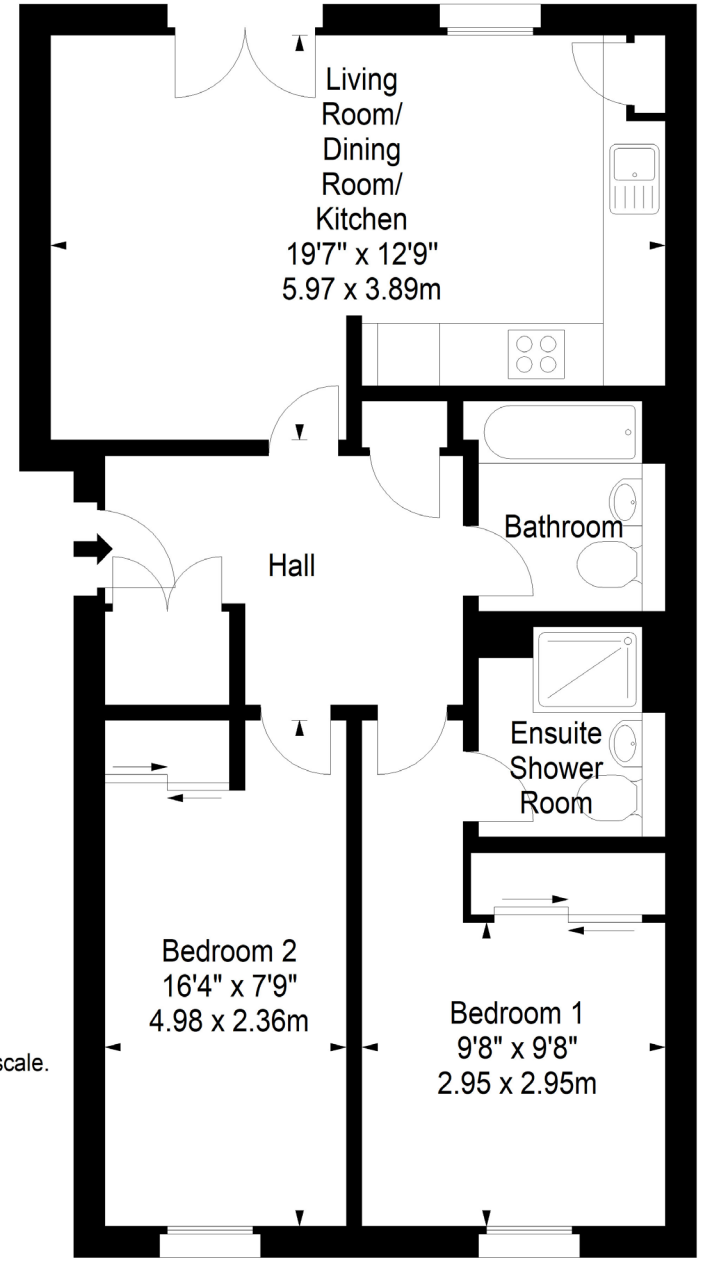
ENERGY PERFORMANCE
CERTIFICATE RATING B

Elsie Inglis Way,
Edinburgh,
Midlothian, EH7 5FR

SquareFoot

Approx. Gross Internal Area
711 Sq Ft - 66.05 Sq M
For identification only. Not to scale.
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Second Floor

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T: 0131 447 4747

WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.