



100 Lawrie Reilly Place, Edinburgh, EH7 5FG

Immaculately Presented Ground-Floor Apartment with Private Garden

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Property Description

Immaculately presented and exceptionally well maintained, this spacious one-bedroom, ground-floor main-door apartment offers stylish, contemporary living in sought-after Abbeyhill. Quietly positioned in a modern development behind Meadowbank Retail Park, the home enjoys a peaceful cul-de-sac setting with major retailers like Sainsbury's, Lidl, and Costa just steps away.

The layout includes a welcoming entrance hall, bright open-plan living/dining/kitchen area, spacious double bedroom, stylish bathroom, and separate utility room. The modern kitchen features sleek cabinetry, stone-effect worktops, under-unit lighting, and integrated appliances. The living area boasts dual-aspect windows and sliding doors opening to a fully enclosed private garden with synthetic turf, patio, and outdoor storage—ideal for entertaining or relaxing.

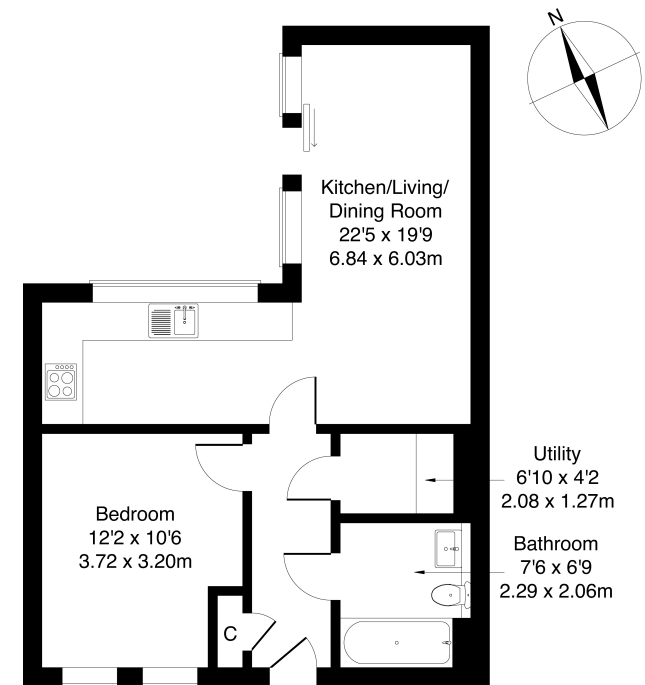
Further highlights include a large double bedroom with ample natural light, a contemporary bathroom with an over-bath shower, tiled flooring, and splash walls, and a practical utility room with extra storage. Gas central heating, double glazing, a fitted alarm, and cohesive flooring throughout complete the home.

Set in a well-maintained development with shared green spaces and unallocated parking, and with excellent transport links nearby, this property is ideal for first-time buyers or professionals seeking a stylish, low-maintenance city home.



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Approximate Gross Internal Area: (549 sq ft - 51 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description





Abbeyhill is a vibrant, well-connected neighbourhood just east of Edinburgh's city centre, offering a mix of historic charm and urban convenience. Popular with professionals and creatives, the area features traditional tenements, modern developments, and a welcoming community feel. Local amenities include artisan shops, delis, cafés, and Meadowbank Shopping Park with major retailers. Excellent transport links serve the area, including regular buses and the newly extended tram line from the airport to Newhaven.

The location offers easy access to key attractions like the Royal Mile, Princes Street, the Scottish Parliament, and the St James Quarter. Entertainment options abound with the nearby Omni Centre's cinema and dining venues. Green spaces such as Holyrood Park, Calton Hill, Arthur's Seat, and Lochend Park provide scenic walking and outdoor recreation. The new Meadowbank Sports Centre offers cutting-edge fitness facilities. Abbeyhill truly offers city living with nature, culture, and connectivity on the doorstep.





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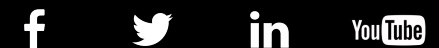
6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



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