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27 Lady Menzies Place, Abbeyhill, Edinburgh, EH7 5BA

Light & Well Presented, Three-Bedroom, Double-Upper Flat with Garden

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Property Description

Light and well presented, three-bedroom, double-upper flat with a private garden, forming part of a period stone-built terrace. One of Edinburgh's iconic and sought-after period 'colonies', conveniently located in the vibrant Abbeyhill area, just east of Edinburgh city centre.

Comprises an entrance vestibule, hallway, living room, kitchen/dining room, three flexible bedrooms and a shower room.

Features include well-proportioned room sizes, tall ceilings for the public rooms, a quality fitted kitchen with appliances, HIVE gas central heating and double glazing. In addition, there is period cornice work for the lounge, a bay window for bedroom one, a loft space and contemporary flooring.

Externally the property benefits from, a private front garden including a lawn and access to an external store, with zoned parking available to the front and on surrounding streets.

Planning Permission for an additional bedroom and bathroom.

A bright and welcoming vestibule offers ample space for outerwear, features tiled flooring, and opens into the L-shaped hall affording access to both public rooms, the stairway to the upper floor, and to a built-in storage cupboard. Set to the front, the light and spacious living room includes wood-effect flooring, period cornice-work, an open-shelved press and a central light fitting.

Set to the rear, the tastefully finished kitchen offers two built-in press cupboards and space for dining furniture; whilst quality units include real wood worktops, a Belfast-style double ceramic sink, a tiled surround; an integrated fridge/freezer, double oven, gas hob with a canopy above; and a freestanding washing machine. Set off the kitchen is a bright and generous shower room with a modern suite and a corner cubicle.

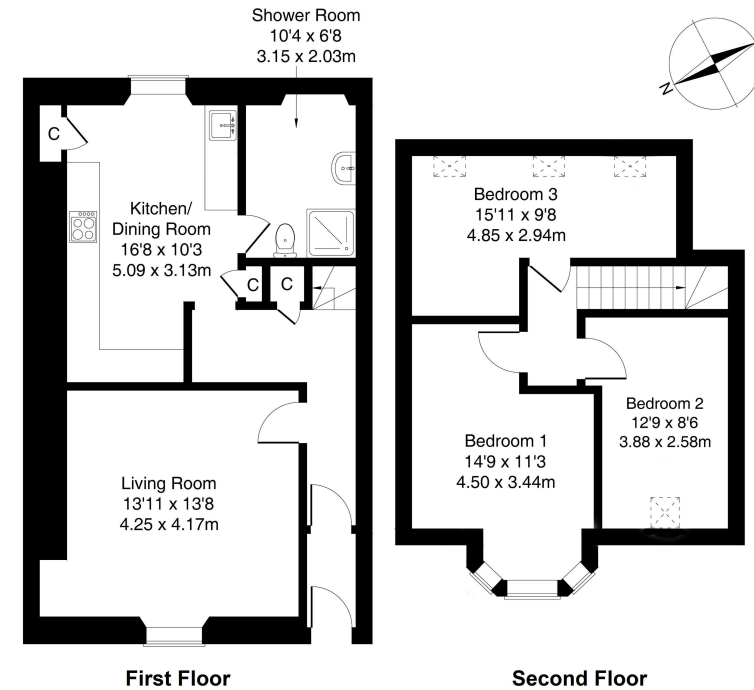
On the upper floor, the landing includes a shelved press and gives access to the loft space. Set towards the front with a large bay window, bedroom one offers space for freestanding storage and wood-effect flooring. Bedroom two is similarly well-finished, set to the front with a skylight window, while bedroom three has three skylight windows, wood-effect flooring and two light fittings.

A 360 Virtual Tour is available online.

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Approximate Gross Internal Area: (1033 sq ft - 96 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 lies east of the city centre with a mix of traditional and modern residential properties. A high amenity area with extensive local convenience and specialist shopping nearby, and a rich variety of local artisan shops, delicatessens and coffee shops, as well as including the Meadowbank Shopping Park with a Sainsbury's superstore. Highly frequent public transport is available on London Road, Easter Road and Elm Row, with the new tram route from Edinburgh Airport to Newhaven now operating. Edinburgh's Royal Mile, Princes Street, the Scottish Parliament, and the Old

Town are all accessible by foot, as is the Omni Centre which has a variety of bars and restaurants, as well as a fitness centre and a multi-screen cinema; whilst the newly redeveloped St James Quarter offers a wide range of retail shops and further restaurants and bars. Lochend Park, Holyrood Park, Calton Hill and Arthur's Seat offer open green spaces for walks and recreation, while the recently completed state-of-the-art Meadowbank Sports Centre is within close proximity, providing a range of sports facilities.





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