



## Flat 2, 39 Lower London Road, Edinburgh, EH7 5TE

Beautifully Presented, Two-Bedroom, Ground-Floor Apartment Forming Part of Bespoke Conversion

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# Property Description

Beautifully presented, two-bedroom, ground-floor apartment forming part of bespoke conversion, adjoining a traditional stone-built terrace. Conveniently located in the popular Abbeyhill area, just east of Edinburgh city centre.

A stylish home with access to the vast open spaces of Holyrood Park, shopping at Meadowbank, and travel links throughout the city.

Comprises an entrance hallway, a living/dining room and kitchen, two double bedrooms, and two shower rooms. Highlights include a quality integrated kitchen, stylish bathrooms, luxury wooden flooring, recessed spotlighting, and good storage.

Additionally, it features modern electric heating, a secure entry system, a shared garden, a shared vestibule, and secondary double glazing in the bedrooms.

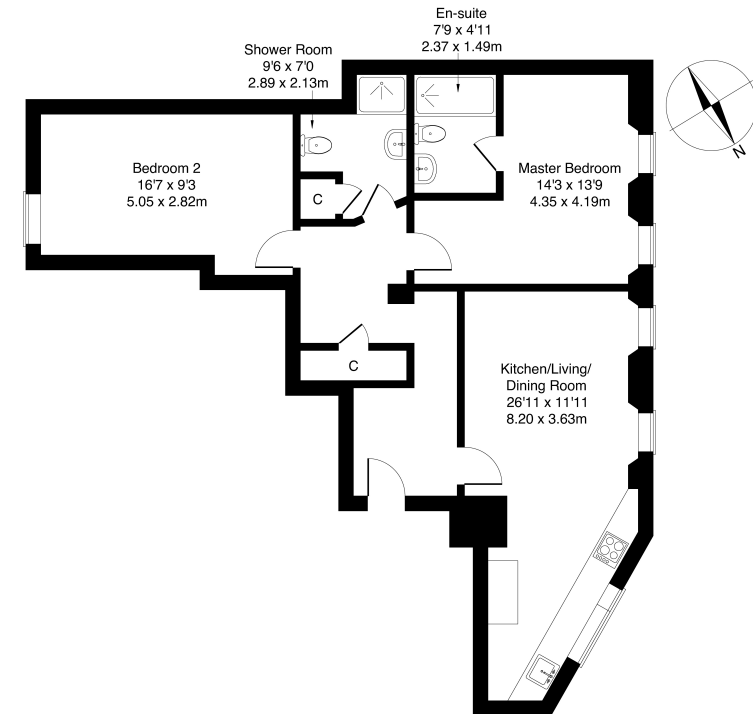
The welcoming entrance hallway, finished with luxury wooden flooring, provides access to all rooms within the property and leads directly into the impressive open-plan living and kitchen area. The bright and spacious living area is enhanced by continued wooden flooring, contemporary spotlighting and large windows that flood the space with natural light, creating a warm and inviting setting ideal for both relaxing and entertaining. Seamlessly connected, the modern fitted kitchen is thoughtfully designed with real wood worktops, a tiled splashback and a sleek sink with mixer tap. Integrated appliances include a washing machine, dishwasher, oven and electric hob with canopy extractor, offering both style and practicality.

Positioned to the rear, the generous master bedroom offers a calm and comfortable retreat, complete with wooden flooring, spotlighting and access to a stylish, fully tiled en-suite shower room. The second bedroom is also well-proportioned, making it ideal as a guest room, home office or additional living space, and continues the high-quality finish with wooden flooring and spotlighting throughout. Completing the accommodation, the modern shower room is fitted with tiled flooring, a built-in storage cupboard, spotlighting and a contemporary suite with tiled splashback surround, along with the added benefit of a useful built-in storage cupboard located in the hallway.

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Approximate Gross Internal Area: (850 sq ft - 79 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 and well-connected area located just east of Edinburgh's city centre, offering a blend of traditional charm and contemporary living. The neighbourhood boasts an excellent range of local amenities, including artisan shops, delicatessens, independent cafés, and the convenient Meadowbank Shopping Park, home to a large Sainsbury's superstore. Residents benefit from superb transport links, with frequent bus services along London Road, Easter Road and Elm Row, and the recently completed tram line running from Edinburgh Airport to Newhaven. Many of the city's most iconic landmarks, such as the Royal Mile, Princes Street, the Scottish Parliament,

and the historic Old Town, are within easy walking distance. For leisure and entertainment, the nearby Omni Centre offers restaurants, bars, a fitness club, and a multi-screen cinema, while the newly revitalised St James Quarter provides premium shopping and dining options. Outdoor enthusiasts will appreciate the proximity to green spaces, including Holyrood Park, Arthur's Seat, Calton Hill and Lochend Park. Additionally, the state-of-the-art Meadowbank Sports Centre is just a short walk away, offering a wide range of modern sporting facilities.





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0345 646 0208

[sales@mov8realestate.com](mailto:sales@mov8realestate.com)

[www.mov8.com](http://www.mov8.com)

### Head Office

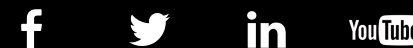
6 Redheughs Rigg, Edinburgh, EH12 9DQ

### Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



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