



9 Carlyle Place
Abbeyhill, Edinburgh
EH7 5SR



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more information:

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Summary

This traditional main-door lower colonies flat is a charming one-bedroom residence that is neutrally decorated throughout. It offers a spacious living area and double bedroom, as well as a good-size kitchen and shower room. It also has a private front garden that captures lots of daily sun. Furthermore, the home has a sought-after location in Abbeyhill, set within easy strolling distance of excellent amenities, restaurants, bars, and cafes. Holyrood Park and Calton Hill are easily accessed on foot, and the city centre (including the St James Quarter) is a just a brisk walk away.

Extras: all fitted floor and window coverings, light fittings, a gas cooker, a fridge, a freezer, and a washing machine to be included in the sale. Please note, the living area requires carpeting.



Features

- Lower colony flat in excellent decorative order
- Part of the sought-after Abbeyhill Colonies
- Convenient location in Abbeyhill
- Private main-door entrance
- Entrance vestibule and central hall
- Living/dining room with feature fireplace
- Well-appointed kitchen
- One large double bedroom
- Three-piece shower room
- Mature private front garden
- Controlled permit parking (Zone N6)
- Gas central heating and double glazing

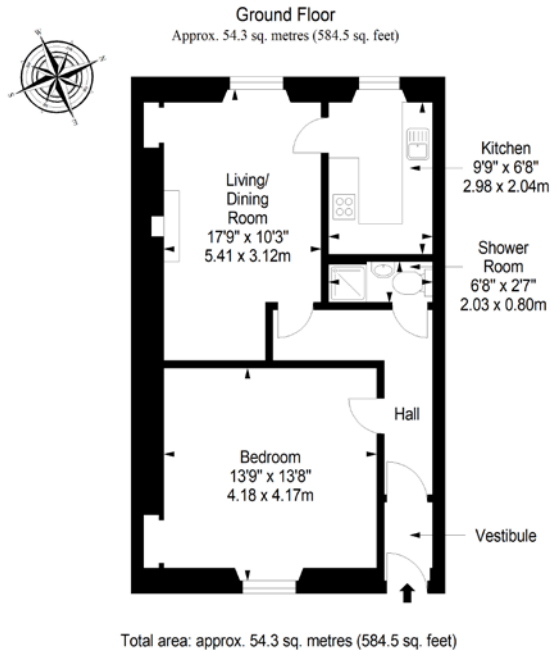








Floorplan



EPC Rating - C | Council tax band - B | Home report Value - £230,000



Price & Viewings

Please refer to our website
www.watermans.co.uk

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