



3/12 Salmond Place
Abbeyhill, Edinburgh
EH7 5ST



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Please contact us for
more information:

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Summary

Welcome to a charming one-bedroom second-floor flat which has a prime location in Abbeyhill, just moments from Meadowbank Shopping Park. Finished to a high standard throughout, this city home offers elegant interior design and quality fixtures and fittings. It includes an on-trend kitchen and shower room, a large double bedroom with mirrored wardrobe storage, and access to controlled permit parking. Only a brisk walk from the St James Quarter and Edinburgh city centre, this property is an ideal residence for professionals, couples, and first-time buyers alike.

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances, and a freestanding fridge/freezer to be included in the sale.

Features

- A second-floor flat in move-in condition
- Part of a traditional tenement building
- Convenient location in sought-after Abbeyhill
- Elegant living and dining room
- Fashionable modern kitchen
- Double bedroom with built-in wardrobe
- Contemporary en-suite shower room
- Well-maintained communal garden
- Controlled permit parking (Zone N6)
- Gas central heating and double glazing

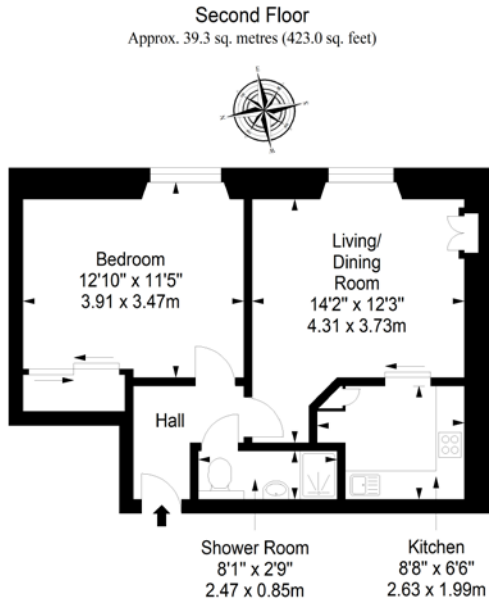








Floorplan



Total area: approx. 39.3 sq. metres (423.0 sq. feet)

EPC Rating - C | Council tax band - B | Home report Value - £195,000



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Price & Viewings

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

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