



3/12 Salmond Place  
Abbeyhill, Edinburgh  
EH7 5ST



Please contact us for  
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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

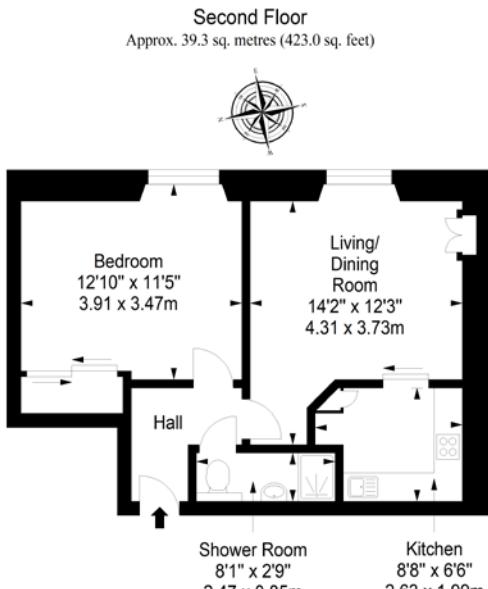








## Floorplan



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](http://www.watermans.co.uk)

### Edinburgh

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