



1F3, 72 Montrose Terrace
Abbeyhill, Edinburgh
EH7 5DP



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more information:

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Summary

Enjoying a sought-after city setting in Abbyhill, this bright and characterful flat combines classic period charm with tasteful modern updates. The home features a generous living and dining room with ornate corning, a feature fireplace, and large windows with shutters, creating a welcoming space for relaxing and entertaining. A stylish, well-appointed kitchen offers excellent storage and workspace. There are two double bedrooms, including a particularly spacious principal, and a contemporary bathroom with a traditional suite and overhead shower. Further benefits include gas central heating, and access to a shared rear garden, all within easy reach of the city centre and Holyrood Park.

Extras: All fitted floor and window coverings and light fittings are included.

Features

- Two-bedroom first-floor flat
- Desirable city centre address
- Traditional tenement flat with period features
- Ornate corning and high ceilings
- Bright living/dining room with feature fireplace
- Modern, well-equipped kitchen
- Particularly spacious principal bedroom
- Second double bedrooms
- Contemporary bathroom with shower-over-bath
- Gas central heating
- Access to shared rear garden

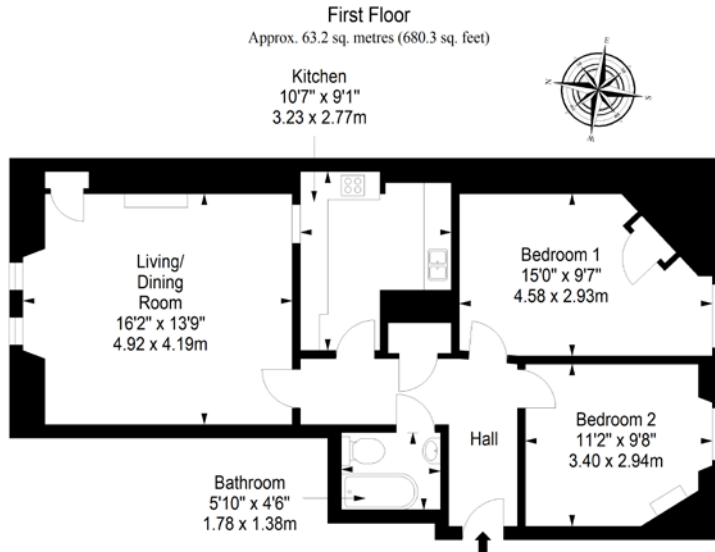








Floorplan



Total area: approx. 63.2 sq. metres (680.3 sq. feet)

EPC Rating - C | Council tax band - B | Home report Value - £255,000

Price & Viewings

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

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