

13/10 EARLSTON PLACE

ABBEYHILL, EDINBURGH, EH7 5SU

D.J.ALEXANDER
Sales & Lettings

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381 SQ FT *Permit Parking*

PROPERTY OVERVIEW

- *One-bedroom top-floor apartment*
- *Traditional stone-built building*
- *Bright open-plan sitting room and kitchen*
- *Well-proportioned double bedroom*
- *Contemporary bathroom with bath and shower over*
- *Excellent natural light throughout*
- *Lovely roof terrace with views towards Arthur's Seat*
- *Highly convenient Abbeyhill location*

A charming and characterful one-bedroom top-floor apartment occupying an elevated position within a traditional stone-built building in the popular Abbeyhill area of Edinburgh.

The principal living room is bright and airy, with large windows providing excellent natural light and attractive outlooks across the surrounding cityscape. The kitchen is neatly integrated into the living area and provides a practical range of fitted units, timber worktops and integrated cooking facilities. The double bedroom is well proportioned, benefits from ample space for freestanding furniture and has a lovely open outlook. The contemporary bathroom is finished in a clean, bright style and incorporates a bath with shower over, WC and wash hand basin. One of the property's most appealing features is the roof terrace, providing a wonderful outdoor space and impressive views towards Arthur's Seat and the surrounding Edinburgh landscape. The property retains attractive traditional features, including timber flooring, generous windows and the distinctive architectural detailing of the historic stone building, while the décor creates a fresh and spacious feel throughout.

Externally, the property benefits from on-street permit parking on surrounding streets, and a range of local amenities on the door step.







LOCATION

Earlston Place is situated in the popular Abbeyhill area of Edinburgh, just east of the city centre. The location offers an excellent combination of city convenience, local amenities and access to some of Edinburgh's most iconic outdoor spaces. The nearby London Road provides a range of shops, cafés and everyday amenities, while Meadowbank and the surrounding area offer further shopping and leisure facilities. Holyrood Park and Arthur's Seat are also within easy reach, providing outstanding opportunities for walking, exercise and enjoying panoramic views across Edinburgh. Edinburgh's historic Old Town, the Royal Mile and the Scottish Parliament are all readily accessible, while regular public transport services provide convenient connections throughout the city. Edinburgh Waverley railway station is also within walking distance.

Extras

All window furnishings (curtains, curtain poles, blinds etc), floor coverings, light fixtures, and appliances (both integrated and free standing) are included in the sale. No warranties or guarantees will be provided.















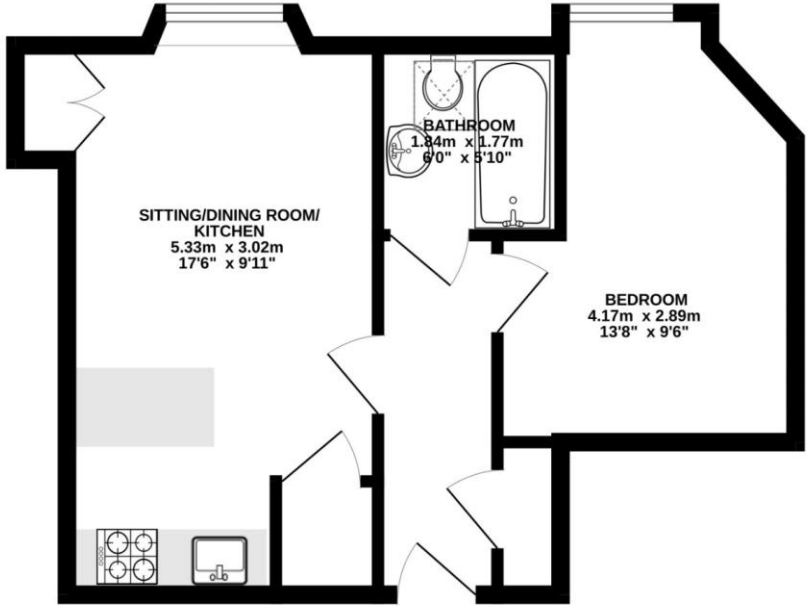
Stephen Lawson
Senior Residential Property Consultant

Viewings

By appointment with DJ Alexander, 1 Wemyss Place, Edinburgh, EH3 6XD
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propertysales@djalexander.co.uk

This property, and other properties offered by D.J. Alexander can be viewed at their website www.djalexander.co.uk, as well as at affiliated websites www.rightmove.co.uk, www.zoopla.co.uk, www.onthemarket.com

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1: These particulars do not form part of an offer or a contract of sale.
2: All statements contained herein are believed to be correct but are not guaranteed and interested purchasers must satisfy themselves as to their accuracy.
3: Any interested party should request their solicitor to note an interest with the Selling Agents. In the event of a closing date being set the seller(s) shall not be bound to accept the highest or any offer. 4: Measurements and distances are approximate and intended only as a guide. All plans are not warranted or to scale. 5: All services and appliances have not been tested for efficiency or safety and no warranty is given



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TOTAL FLOOR AREA : 35.4 sq.m. (381 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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