



21 Maryfield Place, Edinburgh, EH7 5AU
A traditional lower colonies flat in excellent order

URQUHARTS
EDINBURGH



A traditional lower colonies flat in excellent order, situated in a highly sought after location in the Abbeyhill area of Edinburgh just a short walk from the East End of Princes Street.

The property is light filled and spacious, well presented throughout. It has been beautifully decorated using a colour palette which compliments the painted wooden floors and is entirely suited to the character of the property. Sympathetically upgraded to a high standard, care has been taken to combine the charm and character of period features such as shutters and picture rails with the comforts of modern day living.

The open plan sitting room kitchen is most attractive having a window overlooking the well tended private garden. The quality units with integrated appliances and oak butchers block worktops quietly merge into the room due to their colouring and style adding to the rooms appeal. There is a bright double bedroom providing access to a second room which could be utilised in many ways, a nursery bedroom, study or dressing area. The bathroom is particularly worthy of note as it is of generous size and has been fitted with a stunning clawfoot bath complemented by a waterfall shower and Swedish/ Victorian style floor tiling. A large storage cupboard off the hallway is plumbed for automatic washing machine and has plenty of shelving, providing a useful utility area.



The property has its own East facing garden laid to lawn and sheltered by hedging. It has a paved path, gravel and beds for flowers. There is unrestricted, on street parking in the vicinity.

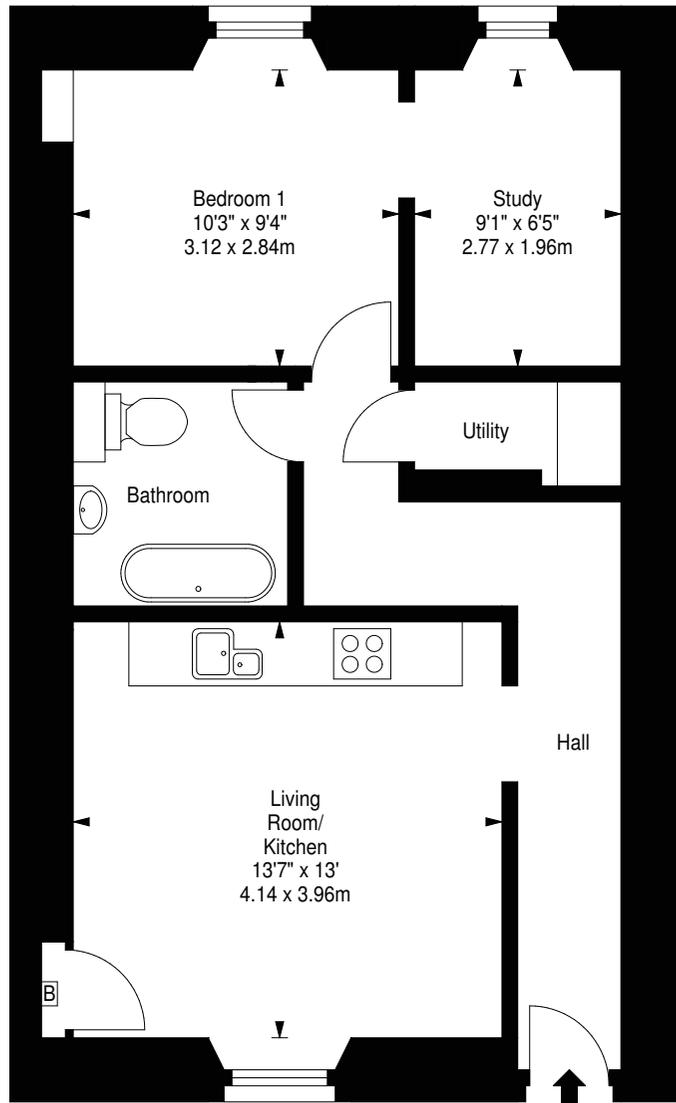
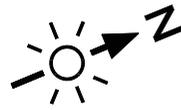
ACCOMMODATION

Hall, Sitting room/kitchen, Double bedroom, single bedroom and bathroom with white suite and shower. Gas central heating.

21 Maryfield Place,
Edinburgh,
Midlothian, EH7 5AU



Approx. Gross Internal Area
541 Sq Ft - 50.26 Sq M
For identification only. Not to scale.
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Ground Floor



LOCATION

Abbeyhill is an ever popular area lying to the east of the City Centre, close to the vast green expanse of Holyrood Park. There is an excellent range of shopping outlets in the vicinity. The nearby Meadowbank Retail Park includes Sainsbury and TK Maxx stores and the exciting New Waverley Development located off New Street in the neighbouring Old Town is home to a range of fashionable shops and eateries. Regular bus services run from this area to other parts of the city. The east end of Princes Street is just a short journey away and offers further shopping facilities within Waverley Mall and the St James Centre, which is currently undergoing refurbishment. This location is very convenient for those connected to the Scottish Parliament.

INCLUDED IN SALE

All fitted floor coverings, light fittings and kitchen appliances. Please note the freestanding shelf unit in the kitchen is to be negotiated.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896.

HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

The property has an Energy Rating Category C.



NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.

3. All measurements are approximate and any plans are for guidance only and are not guaranteed.

4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.

