



20 Regent Place Edinburgh, EH7 5SB

*Well-presented two-bedroom lower colony villa with private front garden*

URQUHARTS  
EDINBURGH



## DESCRIPTION

20 Regent Place is a well-presented two-bedroom lower villa with private front garden, situated in the popular Abbeyhill colonies. The location is superb with excellent local amenities and schools and is a convenient distance from the city centre & surrounding areas.

Entrance vestibule & hall; bright living / dining room to the front with feature electric fire; fitted kitchen with wall & base units and appliances; double bedroom one with built in wardrobe/cupboard; bedroom two, which could also be used as a home office; and a shower room.

## ACCOMMODATION

Entrance hall. Living room / dining room. Kitchen. Two bedrooms. Shower room.

Gas central heating. Double Glazing. Private front garden. Residents permit and pay & display parking.

## LOCATION

Abbeyhill is a popular residential district lying to the east of Edinburgh's city centre. Local shops

cater for everyday needs, including a Tesco and Lidl supermarket on Easter Road, with more extensive shopping at Meadowbank Retail Park, with its selection of high street stores, Sainsbury's supermarket, and outlets a short distance from the property. Leisure and recreational facilities include the Omni Centre, Edinburgh Playhouse Theatre, the Royal Commonwealth Pool, and pleasant walks along the Leith Links, Calton Hill, Royal Mile, Arthur's Seat and Holyrood Park. There are also several popular bars, cafes, and restaurants nearby. Regular buses operate to and from the city centre and surrounding areas, with Waverley Train Station, York Place tram terminus at the top of Leith Walk and St Andrew's Bus Station within proximity. The City Bypass is easily accessible with links to the major motorway network, Edinburgh Airport and the Forth Road Bridge/Queensferry Crossing.

## INCLUDED IN SALE

All fitted floor coverings, light fittings, and kitchen appliances. The washing machine is not included.

## 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](http://www.espc.com) or by contacting Urquharts Property on 0131 556 2896 or email: [property@urquharts.co.uk](mailto:property@urquharts.co.uk). All interested parties are advised to view the Home Report prior to viewing the property.

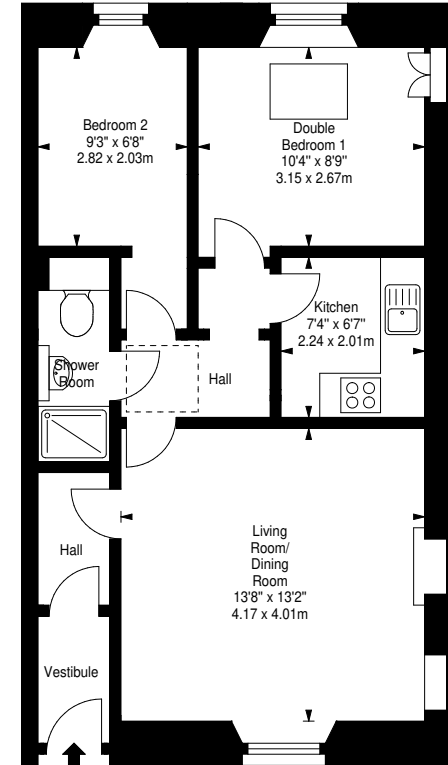
The property has a Council Tax Band **B**

The property has an Energy Rating Category **C**

20 Regent Place, EH7 5SB



Approx. Gross Internal Area  
552 Sq Ft - 51.28 Sq M  
For identification only. Not to scale.  
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Ground Floor



## 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](mailto:property@urquharts.co.uk).