



20/1 Cadzow Place

Abbeyhill, Edinburgh, EH7 5SN

Offers Over £225,000

Viewings By Appointment

Please call 07929 186 240 or 07598 929 678

A Deceptively Spacious First Floor Flat Offering Attractive Accommodation In The Heart Of Bustling Abbeyhill, With Shops, Services and Multiple Bus Links All Nearby

- Sitting Room
- Dining Room – Kitchen
- Double Bedroom
- Bathroom
- Hall
- Integral Storage
- Period Features
- Gas Central Heating
- Double Glazing
- Shared Garden



Charming Flat in the Heart of Abbeyhill

Ideally located in the vibrant Abbeyhill district, this appealing first-floor flat offers a perfect blend of historic charm and modern comfort. Ideally situated for urban living, this spacious home provides easy access to local amenities and excellent transport links to the city centre and beyond.

Light-Filled Living Spaces

Occupying a gable-end position, this apartment is bathed in natural light from windows on three sides. The thoughtful interior design showcases a harmonious mix of contemporary style and period elegance, with ornate ceiling cornices, wood panel doors, and refined timber details.

Impressive Views and Modern Comforts

The rear dining kitchen treats residents to a bright, southerly outlook that takes in Salisbury Crags, while the sitting room's deep bay window offers a dynamic outlook east and west along London Road. Modern conveniences include gas central heating and double-glazed tilt & turn windows, ensuring year-round comfort and energy efficiency.

Stylish Kitchen and Dining Area

The sleek white kitchen units are complemented by contrasting worktops and modern wall finishes. A practical peninsula separates the well-equipped cooking space from the dining area, which comfortably accommodates a family dining set. The included appliances - gas hob, electric oven, fridge, and freezer - make this space ready for culinary adventures.

Generous Living Room

The spacious sitting room features a deep bay window that floods the space with light. Neutral decor and modern carpeting blend seamlessly with traditional elements like the ornate cornicing and charming Edinburgh press, creating an inviting atmosphere for relaxation and entertainment.

Bright and Airy Bathroom

Twin windows bring a refreshing ambience to the spacious bathroom, which includes a large bathtub with an electric shower. The room is complete with white sanitary ware, a chrome heated towel rail, and generous storage, including the full-height utility cupboard housing the washing machine and boiler.

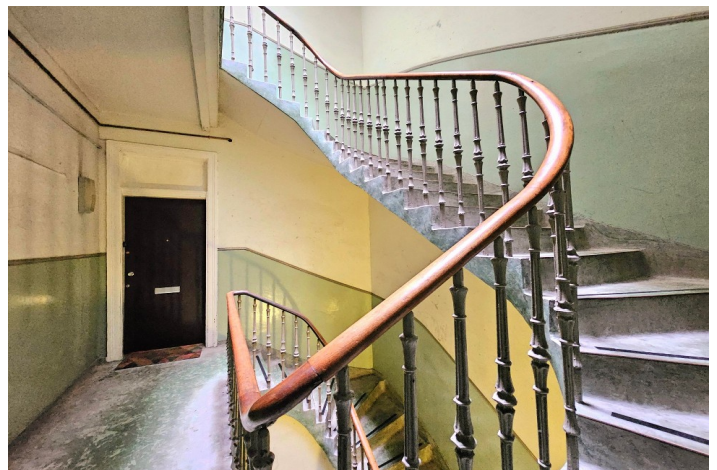
Comfortable Bedroom

The well-proportioned double bedroom is finished with a modern fitted carpet and predominantly neutral décor with a feature wall, and offers generous space for furnishings,

Additional Features

Welcoming entrance hall with neutral tones; Enclosed shared garden to the rear; Permit parking available on nearby streets; Convenient free parking at adjacent Meadowbank Retail Park.

The property might offer potential for reconfiguration to form an additional room, subject to any necessary consents.



Bustling Abbeyhill, just east of Edinburgh's city centre, offers excellent connectivity with multiple bus routes along London Road providing swift access to the city and beyond.

Convenient amenities, include:

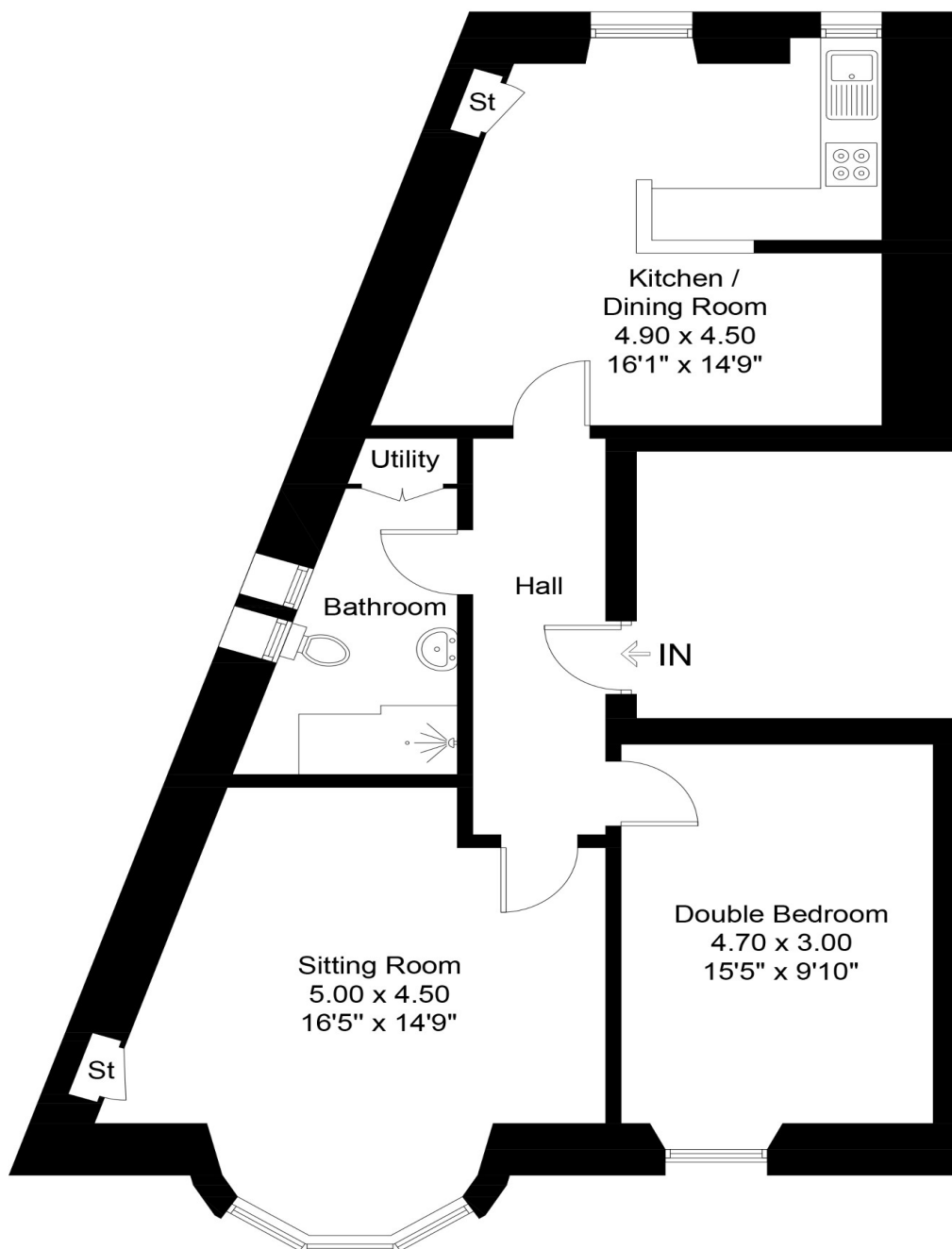
- Meadowbank Shopping Centre, featuring Sainsbury's and Lidl supermarkets, only moments away.
- An abundance of smaller shops catering to daily needs.
- The recently developed Meadowbank Sports Centre and a new private gym are nearby.

Diverse entertainment and shopping options are within easy reach at The Omni Centre, Leith Walk and Broughton Street and the St James Quarter.

The Scottish Parliament is within walking distance, whilst Holyrood Park and the iconic Arthur's Seat offer expansive green spaces for outdoor enthusiasts.

This well-connected neighbourhood combines urban convenience with proximity to Edinburgh's historic and natural landmarks, making it an attractive location for residents and visitors alike.

20/1 Cadzow Place



Floor plan for identification purposes only. Sizes are approximate and typically taken at widest point.
Not to scale.

Approx Internal Area: 67 sq m

EPC Rating: D Council Tax Band: C

Interested?

Call 0131 661 0015 or 07771 757911 for more details now.

Thinking of Selling?

Get your Pre-Home Report Assessment now. Call Aikman Bell.

Prospective buyers should note interest via their solicitors as soon as possible after viewing, so that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and are not bound to accept the highest or any offer. Whilst these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. All measurements are approximate and floor plans show general layout only. None of the services or appliances within the property have been tested by the selling agent, so no warranty can be given as to their compliance with any regulations.



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