



1 / 4 Whyte Place

Edinburgh, EH7 5TA

Offers Over £55,000

A Super Opportunity To Purchase
A 25% Share In An Attractive &
Spacious First Floor Apartment
Within A Modern Development In
Vibrant Abbeyhill...

Key Features

- 25% Share For Sale
- Living-Dining Room
- Spacious Kitchen
- 2- Double Bedrooms
- Stylish Bathroom
- Hallway & Integral Storage
- Gas Central Heating
- Double Glazing
- Resident's Parking
- Factored Development



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LOCATION

Thriving Abbeyhill lies just to the east of Edinburgh city centre and multiple bus routes passing along London Road and Easter Road offer quick access to and from the city centre and beyond. Meadowbank Shopping Centre includes both Sainsbury's and Lidl supermarkets along with other High Street brands and a new gym. Easter Road increasingly provides a diverse array of independent specialist shops and cafes. The general area continues to develop with new small businesses and shops serving day-to-day needs, whilst the new Meadowbank Sports complex with gym is only moments away. The bars, cafes and diverse leisure options offered by The Omni Centre, the new St James Quarter, Leith Walk and Broughton Street are all within walking distance, as are The Scottish Parliament and the open green space of Holyrood Park

This is an excellent opportunity to step onto the property ladder with a 25% share of this attractive and generously proportioned first-floor flat, with the remaining share held by LINK Housing Association.

Forming part of a modern development in the popular Abbeyhill/Meadowbank area, the property is ideally positioned for easy access to a wide range of shops, services, and transport links, within a neighbourhood that continues to see strong regeneration and growth.

The flat is presented in light, neutral décor throughout and benefits from gas central heating and double glazing, creating a bright and comfortable living environment year-round.

A welcoming hallway, entered from the bright communal stair, features two full-height storage cupboards, offering excellent practicality.

The spacious living and dining room is filled with natural light and enjoys an outlook towards attractive Georgian architecture. A Juliet balcony adds to the sense of openness, making this a pleasant space for both relaxing and entertaining.

The contemporary kitchen is equally bright and well-appointed, with gloss white units, contrasting worktops, and integrated appliances including a gas hob, oven, and extractor hood. Additional appliances—dishwasher, washing machine, and tall fridge-freezer—are included, and there is space for a small breakfasting table.

Both double bedrooms are quietly positioned to the rear of the development, each benefiting from integrated storage. The principal bedroom also includes a full suite of matching furniture, all included in the sale.

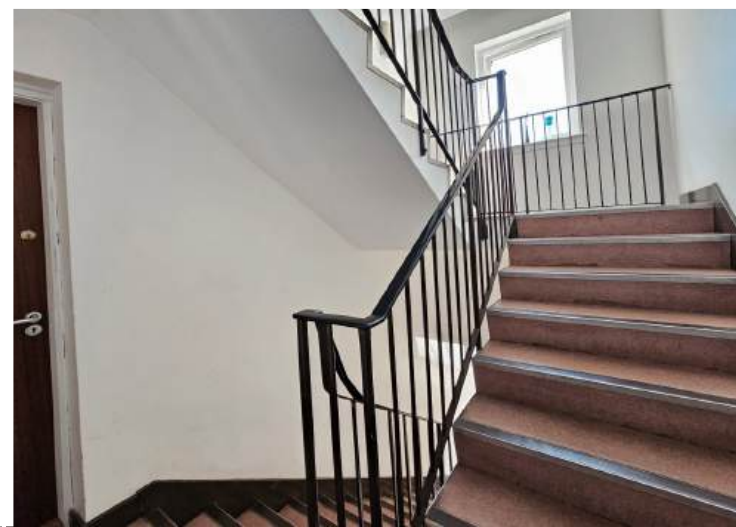
The bathroom is stylish and functional, fitted with white sanitary ware, a boiler-fed shower over the bath, and abundant built-in storage.

Externally, the development is well maintained, with landscaped communal grounds and residents' parking to the rear, along with additional permit parking nearby.

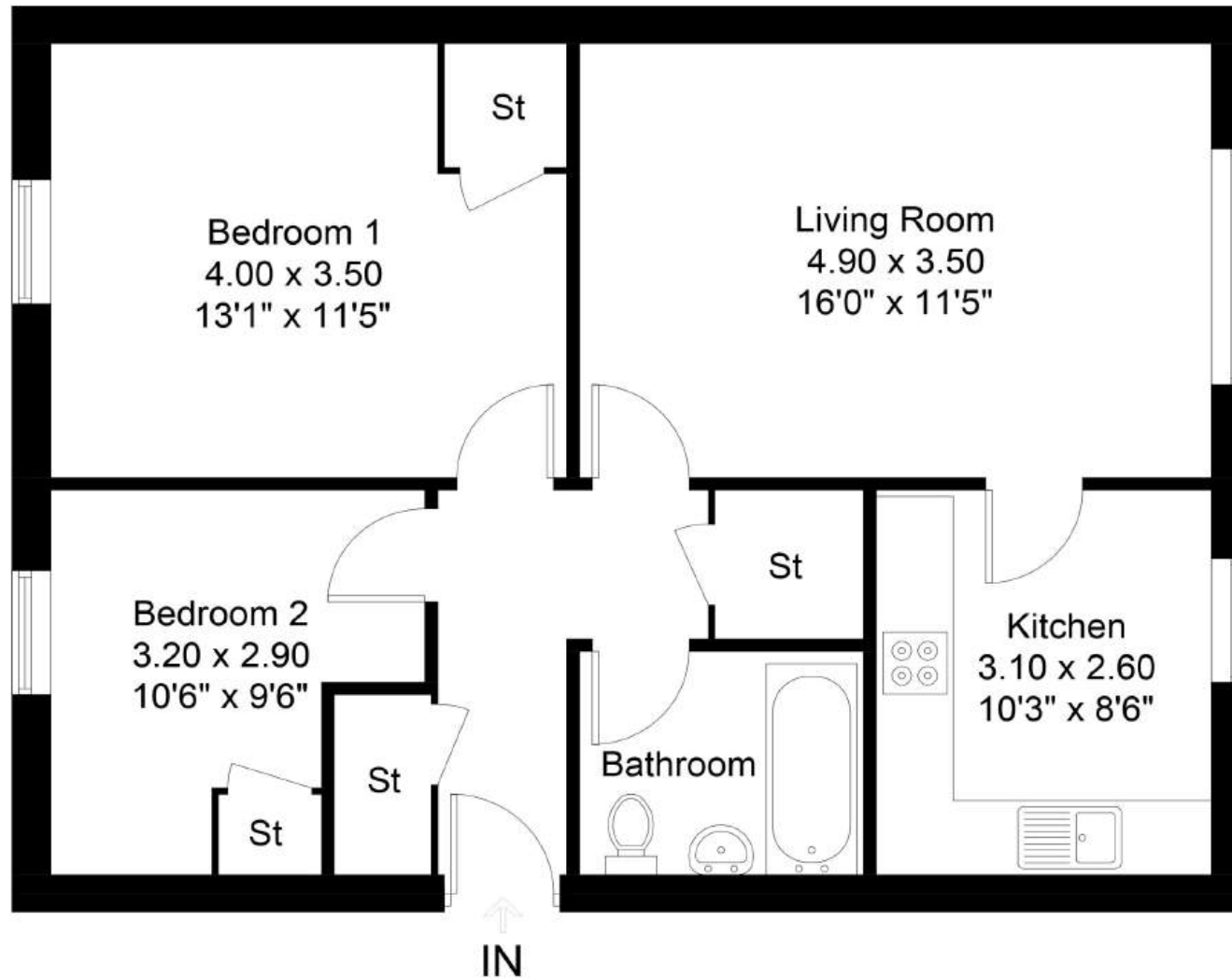
Further details include a monthly occupancy fee payable to Link Housing Association, factoring charges, and buildings insurance, with purchasers required to be approved for the Shared Ownership Scheme. More details available here:

https://linkhousing.cloud.jadu.net/forms/form/238/en/shared_ownership_application_form

Energy Rating: B
Council Tax Band: D
Internal Area: apprx. 61 sq.m.



1/4 Whyte Place



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

Floor Plans



“A very professional service. Communication and understanding of our needs was excellent, and agreements clearly defined. I would not hesitate to use their services again.”

(Patrick Lowe, Abbeyhill)

Making the Most of Your Property Search

Every stage of your property journey matters. Here are some friendly tips to help you navigate the search process effectively and considerately.

HOME REPORT OR VIEWING FIRST?: It's a common question, and there's no absolute, right or wrong answer. Home Reports offer valuable insight into a property's condition, but they can sometimes highlight issues in a way that feels **overly cautious**. So, some people decide against viewing a property without fully understanding the true nature of issues they perceive to be too negative. Additionally, Home Reports don't cover other, equally important aspects like the **neighbourhood, atmosphere, or layout**—all of which can only be truly appreciated in person.

If you're intrigued by a property, consider booking a viewing early on. Seeing it for yourself can help put the details of the Home Report into context and give you a more balanced impression, not just of the property, but also of Home Reports generally.

ARRANGING A VIEWING: There are often a few ways to book an appointment. If a phone number is provided, it's usually the quickest and simplest way to find a mutually convenient time. In any case, follow the booking instructions shown on the website. Booking a viewing isn't a commitment to buy—it's **simply your chance to explore the property**, so don't be bashful! Just remember that sellers and agents may have other commitments, so a little flexibility goes a long way.

BE COURTEOUS WITH COMMUNICATION: If you've requested information or expressed interest in viewing but change your mind, that's perfectly fine—**just let the other party know**. Texting can be a good option. A quick message saves time and avoids unnecessary follow-ups. It's a small courtesy that's always appreciated.

DURING THE VISIT: You're stepping into someone's home, so punctuality and respect make a big difference. **If you're running late, give a quick call or text**. There may be other viewers scheduled before or after you, so sticking to your appointment time helps everyone stay on track.

AFTER YOUR VIEWING: Prospective buyers are strongly advised to have their solicitor **note interest as soon as possible**, especially where a closing date may be set

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Any offer should be made using the Combined Standard Clauses. Confirmation of what is included in the sale should be obtained via your solicitor. No services, appliances, or systems have been tested, and no warranty is given as to their condition or compliance with regulations. Council Tax banding should be verified with the relevant local authority.

These particulars do not form part of any contract. All information is provided in good faith and believed to be correct, but is not guaranteed. Prospective purchasers should not rely on them as statements of fact and must satisfy themselves, by inspection or otherwise, as to their accuracy and the suitability of the property.

The seller is not bound to accept any offer, including those at or above the Fixed Price, where applicable. All content within this document is the copyright of Aikman Bell, Solicitors & Estate Agents, and may not be used or reproduced without written consent.