



24 Regent Place

, EH7 5BG

- Move-in condition
- Popular location
- Sitting Room
- Dining Room with fitted kitchen off
- 2 double bedrooms
- Bedroom 3 / Study
- Shower room
- Good storage
- Gas central heating
- Unrestricted on street parking

An immaculate 3 bedroom main door double upper colony flat with private garden

Description

24 Regent Place is a bright, spacious and appealing 3 bedroom main door double upper apartment, situated in the vibrant Abbeyhill colonies, forming part of the artisan community making up the Colony of Artists. The property is superbly presented throughout and offers bright and generously proportioned accommodation, in turn-key condition. There is a well-presented west facing private garden to the front of the property.

Location

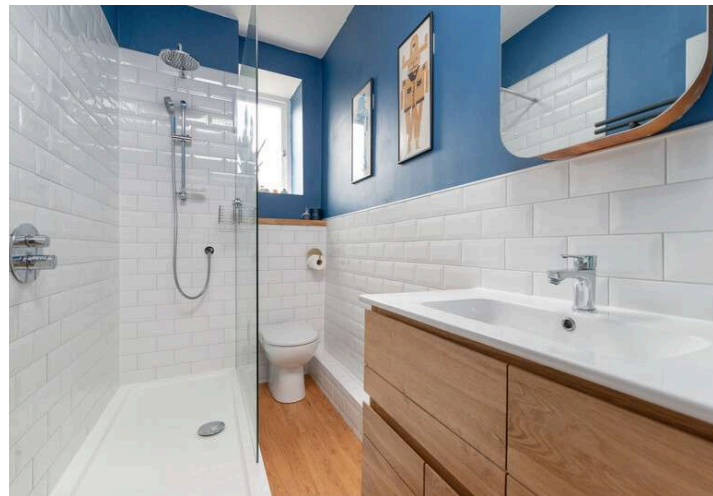
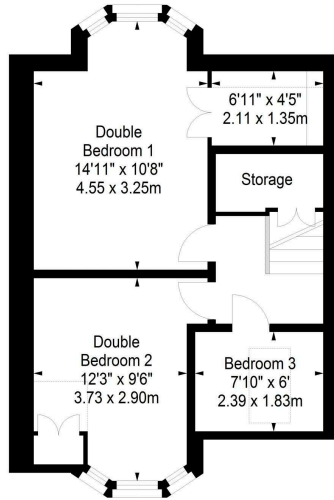
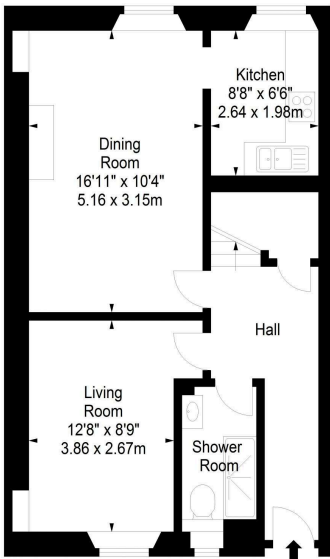
The popular area of Abbeyhill lies a short distance to the east of the city centre. Within the vicinity there is an excellent

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Approx. Gross Internal Area
 956 Sq Ft - 88.81 Sq M
 For identification only. Not to scale.
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range of amenities including shops and recreational facilities. Meadowbank Retail Park, which includes a Sainsbury's supermarket, is a few minutes walk away. Further local shopping is available on London Road, Easter Road, Elm Row and in the city centre, all within walking distance. The Omni Centre which includes a Nuffield Health Fitness & Wellbeing Gym, multi-screen cinema and various bars and restaurants can be found close by at the top of Leith Walk. The property is close to the financial institutions based in and around George Street and St Andrew's Square and a few minutes walk from the Scottish Parliament building. Holyrood Park, Arthur's Seat and Salisbury Crags which are all easily accessible. Regular and efficient bus services run to and from the city centre and the Edinburgh city bypass is within easy reach.

Fixtures and Fittings

All fitted floor coverings and light fittings (with the exception of the hallway brass pendant fitting) are included in the sale price as are the hob, oven, fridge / freezer and dishwasher in the kitchen.

EPC Rating D

Home Report

The Home Report is available to download from our website www.simpsonmarwick.com. The condition of the property and any material matter is disclosed in the Home Report.

Note: Interested parties should request their solicitor to note interest. The Seller is not bound to accept the highest or any offer. These particulars do not form part of any contract. The statements or plans are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested and no warranty is given as to their compliance with Regulations.