





'Immaculately presented contemporary style 3rd floor apartment forming part of an enviably located modern built development with spectacular panoramic view towards Arthur's Seat.'

Evenly proportioned and spacious accommodation comprising hallway with utility cupboard, magnificent open plan corner lounge/dining room/kitchen with built in appliances, sunny facing balcony with outlook toward Arthur's Seat, master bedroom with built in mirror wardrobes plus ensuite shower room, 2nd bedroom/home office and luxuriously fitted bathroom with electric shower above bath. Gas central heating. Double glazing. Lift. Secure entry phone system. Landscaped grounds with parking and bike store.

Finished to an exceptionally high specification, with an exacting attention to detail, the property has a number of bespoke features and early viewing is essential.

Elsie Inglis Way, off Abbey Lane, lies just over 1 mile East of Princes Street and is therefore ideally placed for city centre living with a regular bus service available on nearby London Road. Within the immediate vicinity there is a plethora of amenities to meet every day needs with Meadowbank Shopping Park having a Sainsbury's supermarket, Marks & Spencer Outlet and a number of major retailers. It is also worth noting the close proximity to the regeneration scheme of Edinburgh St James, soon to re-open Meadowbank Sports Centre, Omni Centre with multi-screen cinema complex, historic Royal Mile, Royal Commonwealth Pool and Holyrood Park which provides 640 acres of dramatic parkland within the heart of the capital.

Note

Please note there is an annual factoring fee of approximately £500 which includes buildings insurance and general maintenance of the development.

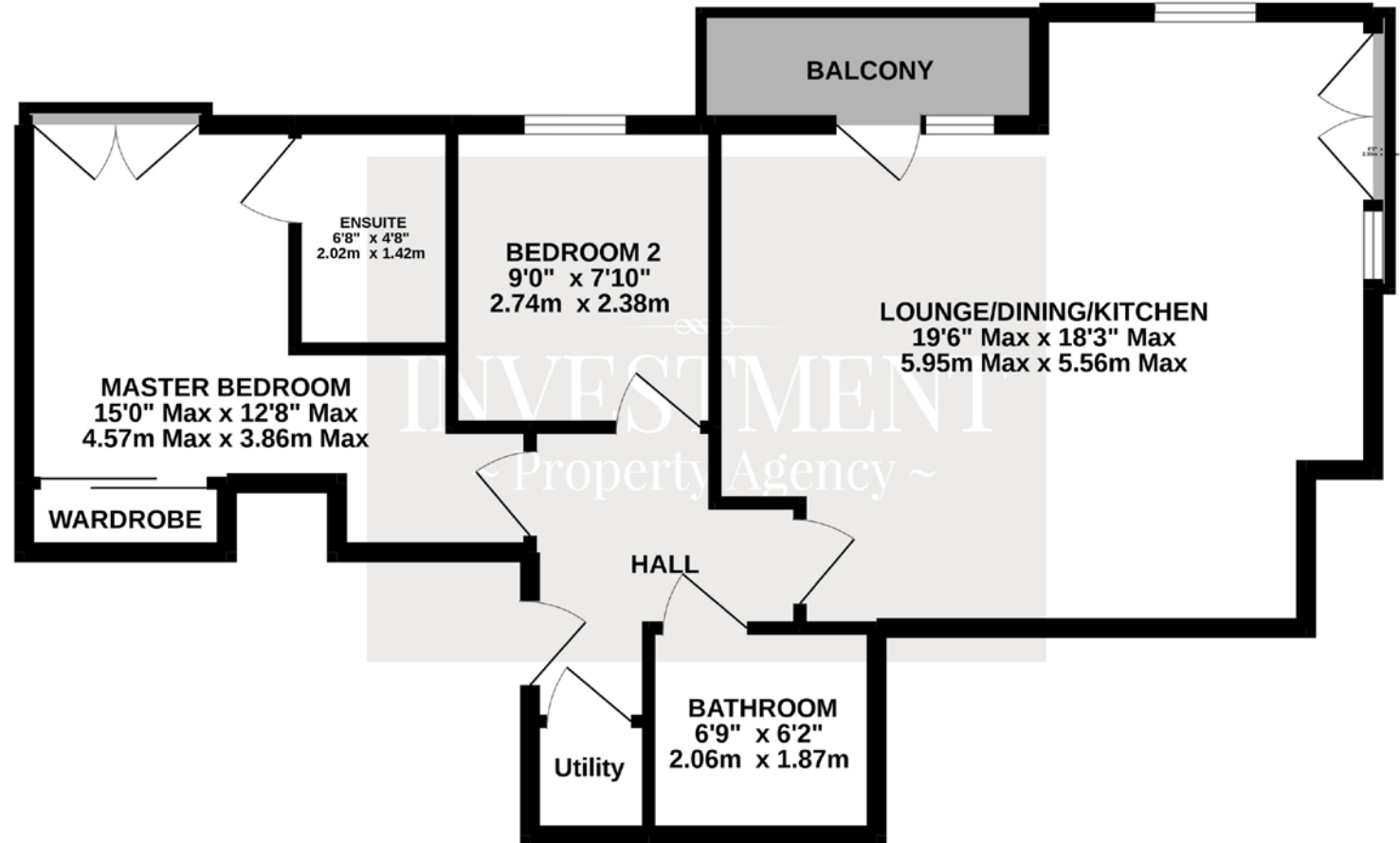
Energy Performance Rating

B





3RD FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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