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1 BATH



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10 LADY MENZIES PLACE

Abbeyhill, Edinburgh, EH7 5BE

DAVIDSONSONS



Part of the sought-after Abbeyhill Colonies conservation area, this traditional main-door lower villa is a beautiful one-bedroom city home that is brought to market in excellent decorative order. It features bright and airy rooms, which are attractively decorated in crisp white to provide buyers with a blank canvas. It further benefits from a quality kitchen and shower room, as well as a private front garden. Set in Abbeyhill, the property is within easy reach of the city centre, excellent amenities, and transport links.

Entering the home, you are warmly greeted by a vestibule and hall that flow naturally into the living and dining room. The hall's neutral décor and varnished wooden floorboards continue here, creating a beautiful aesthetic that is easy to style and well-suited to new buyers. This reception area has ample floorspace for comfy lounge furniture and it benefits from a nook that forms an ideal dining area. Next door, the kitchen has an on-trend design, fitted with modern cabinets in white backed by matching metro-style splashbacks. Wood-toned worktops provide ample workspace completing the fashionable aesthetic. It comes integrated with an oven, hob, concealed extractor, and small fridge/freezer, with a freestanding washing machine also included.

PROPERTY FEATURES

- Traditional lower villa in move-in condition
- In the Abbeyhill Colonies conservation area
- Sought-after city location
- Modern neutral interiors throughout
- Private main-door entrance
- Welcoming vestibule and hall
- Spacious living and dining room
- Modern, on-trend kitchen
- One large double bedroom
- Contemporary 3pc shower room
- Well-kept private front garden
- Controlled permit parking (Zone N6)
- Gas central heating and sash windows





**TRADITIONAL MAIN-DOOR
LOWER VILLA IS A BEAUTIFUL
ONE-BEDROOM CITY HOME
WITH SPACIOUS LIVING
AND DINING ROOM, AND A
MODERN KITCHEN**







To the southeast-facing front, the double bedroom enjoys a light ambience, enhanced by the spacious footprint and neutral decoration. Like the living area, it also has wooden floorboards and it can accommodate an excellent choice of furnishings. It benefits from a handy press cupboard as well. A nearby contemporary shower room completes the interiors, finished with sandy-toned tile work and a quality three-piece suite. It is comprised of a toilet, a storage-set washbasin, an illuminated mirror, and a shower cubicle. Gas central heating ensures year-round comfort, alongside traditional sash and case windows for lots of daily light.

Outside, the home has a charming front garden that is enclosed and laid with a neat lawn. It has a sunny, southeast-facing aspect too. Controlled permit parking (Zone 6) is also available, ensuring residents have priority to park.

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances, and a washing machine to be included in the sale.



ABBNEYHILL, EDINBURGH

Situated close to Edinburgh's iconic Royal Mile, Abbeyhill offers easy access to the world-class entertainment and shopping found in the heart of the capital. The area is currently enjoying a surge in popularity thanks to the wealth of independent shops and vibrant restaurants, pubs, and cafés in the immediate area. It also benefits from being close to the thriving amenities of Leith Walk and Easter Road, as well as Meadowbank Retail Park, which boasts a Sainsbury's, Marks & Spencer's Food Hall, and TK Maxx, plus several additional high-street stores and fast-food outlets. Furthermore, the St James Quarter is within easy reach, the £1 billion development hosting world-class designer stores, trendy bars, entertainment facilities, and a diverse range of restaurants and eateries. Sports enthusiasts are well-catered for by nearby Meadowbank Sports Centre, which provides everything from multi-purpose sports halls and athletic tracks to fitness classes and a state-of-the-art gym. Those who prefer to exercise in the great outdoors can opt for a walk up Salisbury Crags and Arthur's Seat, or a slightly more leisurely climb up Calton Hill, all affording panoramic views across the city. There is also excellent public and private schooling nearby, from nursery level upwards. The area is extremely well-connected with regular day and night bus services and good access to commuter routes, while Waverley train station is within walking distance.



SOLICITORS, ESTATE AGENTS
AND NOTARIES PUBLIC

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DISCLAIMER

These particulars do not constitute any part of an offer or contract. All statements contained herein, while believed to be correct, are not guaranteed. All measurements are approximate. Intending purchasers or leasees must satisfy themselves by inspection or otherwise, as to the accuracy of each of the statements contained in these particulars.

Ground Floor

Approx. 51.0 sq. metres (549.0 sq. feet)



Kitchen
9'11" x 6'5"
3.02 x 1.96m

Shower
Room
6'4" x 3'8"
1.94 x 1.11m

Living/
Dining
Room
18'0" x 10'8"
5.48 x 3.25m

Hall

Bedroom
14'0" x 13'9"
4.26 x 4.20m

Vestibule

Total area: approx. 51.0 sq. metres (549.0 sq. feet)