



RALPH SAYER
SOLICITORS & ESTATE AGENTS

26 Alva Place

Edinburgh EH7 5AX

26 Alva Place

Set within the charming Abbeyhill Colonies conservation area, close to the city centre and Holyrood Park, this Victorian three bedroom double upper colony flat represents a highly appealing home. Boasting an abundance of natural light, generous rooms and tasteful décor, it exudes a wonderful sense of space and light throughout.

Passing by the private paved garden (west facing), stone steps lead up to the front door, where you enter through an entrance vestibule, into a welcoming hallway with staircase leading to the upper floor. On the right is an elegant sitting room displaying feature marble fireplace, inset with wood burning stove. The rear facing dining room, is another generous space, finished where warm wood effect flooring contrast with chic dark grey walls. Conveniently placed next door, is a bright fully equipped kitchen displaying stylish range of units, built-in dual fuel cooker and integrated slimline dishwasher. An under stair cupboard allows for a washing machine.

Property Summary

- Forming part of charming Abbeyhill colonies
- Private garden with garden store
- Double upper colony flat
- Elegant sitting room with wood burning stove
- Spacious dining room
- Bright modern kitchen
- Three double bedrooms
- Stunning three-piece bathroom
- Large attic space with loft ladder & handy eaves storage
- Gas central heating (2 year old boiler) & double glazing
- EPC Rating - C | Council Tax Band - C







Stunning & rarely on the market, double upper colony flat, with an abundance of natural light







On the second level are three double bedrooms, the master has a traditional dormer bay and enjoys a west facing aspect. Finally, there is a stunning three piece bathroom fitted with a shower bath and curved screen.

The property includes gas central heating, with 2 year old combination boiler and double glazed windows

Externally to the front there is a private garden area which is mainly paved with flower borders and has stone built garden store, under entrance steps.

Extras: all fitted floor coverings, window blinds, wood burning stove, fully integrated slimline dishwasher and cooker to be included in the sale.





Abbeyhill

Abbeyhill boasts the popular Abbeyhill colonies and is a central city location, within walking distance of the city centre and Holyrood park, which boasts: the Palace of Holyrood, the Scottish parliament and 260 acres of green space surrounding Arthurs Seat.

The immediate vicinity boasts an excellent choice of shops, services, primary school and regular bus services. The Meadowbank retail park is nearby, along with everyday amenities on Easter Road, the St James Centre, the Omni centre and the Playhouse Theatre. Meadowbank stadium and sports centre offers a variety of leisure options and club sports.

The main A1 route runs through Abbeyhill, linking it to Portobello and beyond to East Lothian, offering excellent regular bus services and fast, easy access by car.

Let us help you find your next
dream property!



RALPH SAYER
SOLICITORS & ESTATE AGENTS

property@ralphsayer.com
0131 225 5567
www.ralphsayer.com

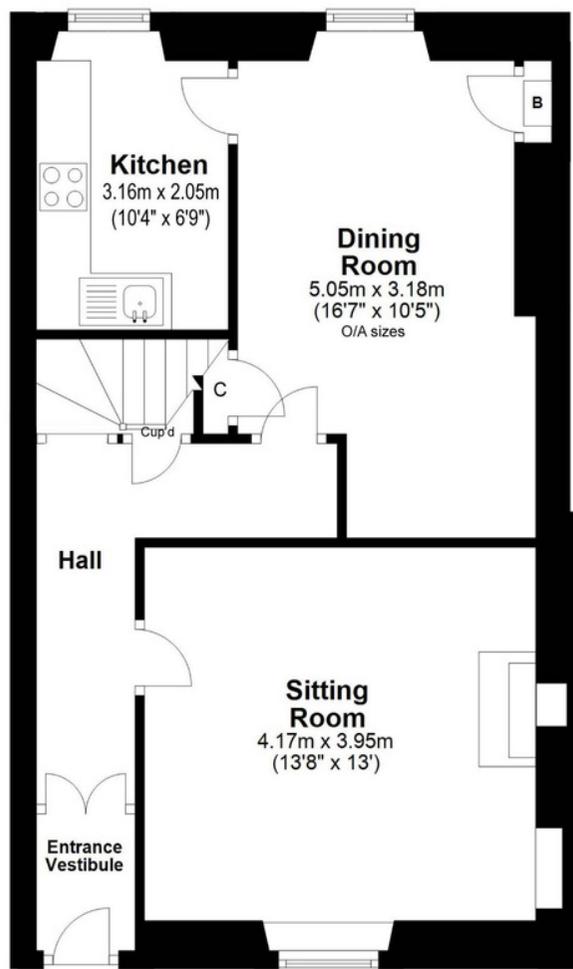
Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP



Zoopa.co.uk rightmove onTheMarket.com

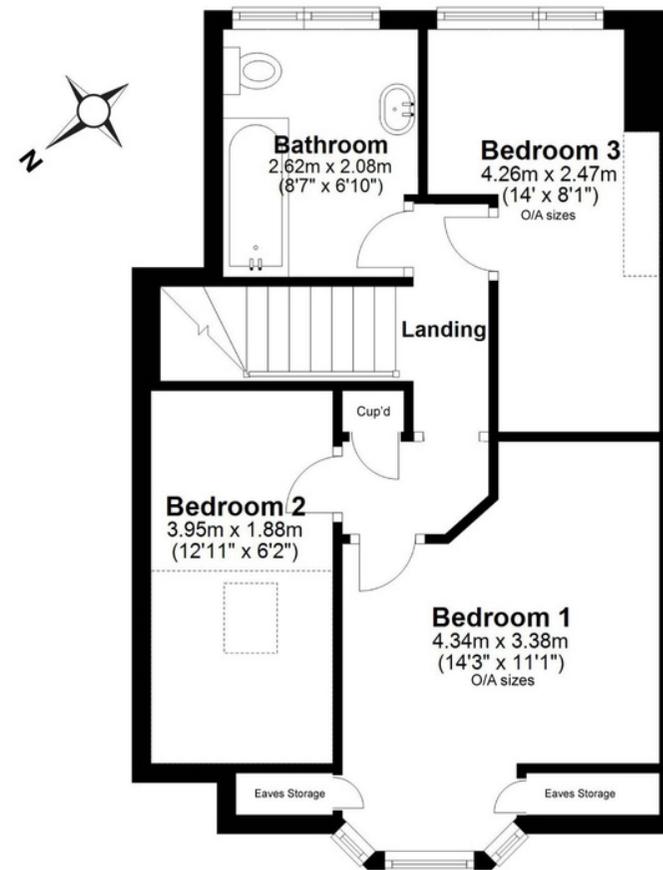
DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



First Floor

Approx. 49.7 sq. metres (534.8 sq. feet)



Second Floor

Approx. 43.1 sq. metres (464.0 sq. feet)

Total area: approx. 92.8 sq. metres (998.8 sq. feet)