

bto

76

Spring Gardens, Abbeyhill, Edinburgh, EH8 8HX



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- Main Door Flat on Ground Floor of Modern Block
- Entrance Hall with Three Storage Cupboards
- Sunny South-Facing Sitting Room with Views over Arthurs Seat
- Smart Fitted Kitchen with Breakfasting Space
- Master Bedroom with Fitted Wardrobes
- En Suite Shower Room
- Second Double Bedroom with Fitted Wardrobes
- Internal Family Bathroom
- Double Glazing Throughout
- Gas Central Heating with Recently Fitted Boiler
- Communal Rear Garden Overlooking Holyrood Park
- Allocated Space in Residents Car Park





#### DESCRIPTION

This lovely two bedroom ground floor flat is beautifully presented throughout with a light decor and neutral flooring, complimented by modern fixtures and fittings. The property boasts main door access with a spacious vestibule and has a sun filled, south facing sitting room with views out to Arthurs Seat, perfect for entertaining.

#### LOCATION

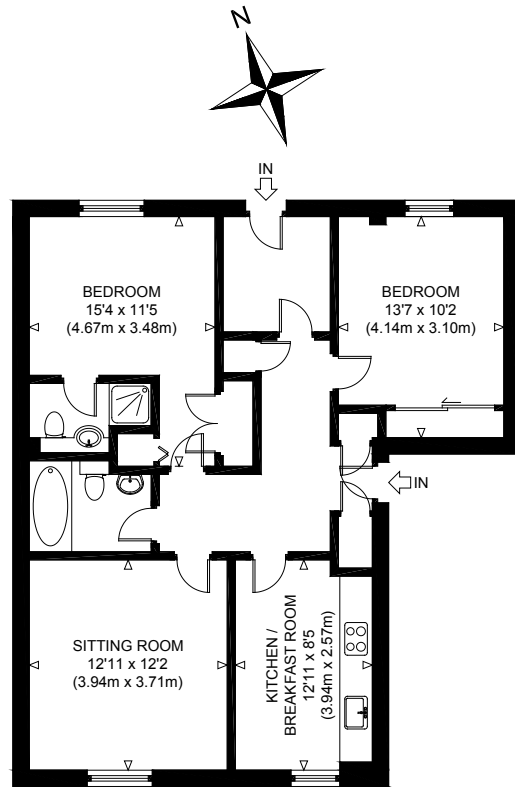
The property is ideally located on a quiet street in the heart of the Abbeyhill area, close to a wide range of local shops and cafes, as well as larger supermarkets at Meadowbank Retail Park. Cultural interests are also well catered for with Holyrood Palace, The Scottish Parliament and Dynamic Earth

a short walk away and all the delights of the famous Royal Mile. Stunning Holyrood Park is visible out the window and accessed by a short walk along the road, with its good selection of lovely walking, running and cycling routes, as well vehicular access across town avoiding the busy streets. Regular bus services along neighbouring London Road provide quick access to the city centre, Waverley Train Station is close by and for the motorist, the A1 is an efficient route out to the City Bypass, East Lothian and beyond. For families, Abbeyhill Primary School and Drummond Secondary School are both within catchment.

COUNCIL TAX BAND E

25b/5 Thistle  
Street,  
Edinburgh,  
EH2 1DX

bto



GROUND FLOOR  
 GROSS INTERNAL  
 FLOOR AREA 827 SQ FT / 76.8 SQ M

SPRING GARDENS  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 827 SQ FT / 76.8 SQ M  
 All measurements and fixtures including doors and windows  
 are approximate and should be independently verified.  
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