



GILSON GRAY

LAW • PROPERTY • FINANCE

114/4 SPRING GARDENS

Abbeyhill, Edinburgh, EH8 8EY



Desirably situated on the fringes of Holyrood Park, within walking distance of the city centre, this classic second-floor tenement flat enjoys a delightful blend of subtle contemporary interiors and charming period features. The bright and airy home boasts a social open-plan living/dining room and stylish kitchen, two rear-facing double bedrooms (one with excellent storage), and a bathroom with a shower-over-bath. Access to a shared south-facing garden and unrestricted on-street parking are also on offer.

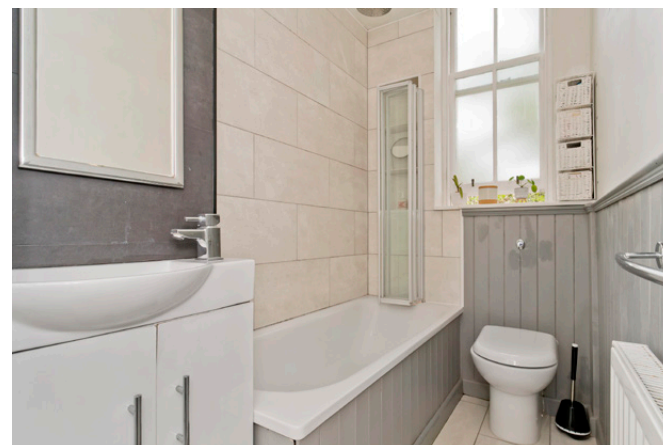
Extras: All fitted floor coverings, window coverings, and light fittings are included in the sale.

FEATURES

- Central location beside Holyrood Park
- Stylish interiors with period features
- Classic second-floor tenement flat
- Secure entry system
- Entrance hall with clothes pulley
- Open-plan living/dining room & modern kitchen
- Two rear-facing double bedrooms
- (one with excellent storage)
- Bathroom with shower-over-bath
- South-facing communal garden
- Unrestricted on-street parking
- EPC Rating - C
- Council Tax Band - B



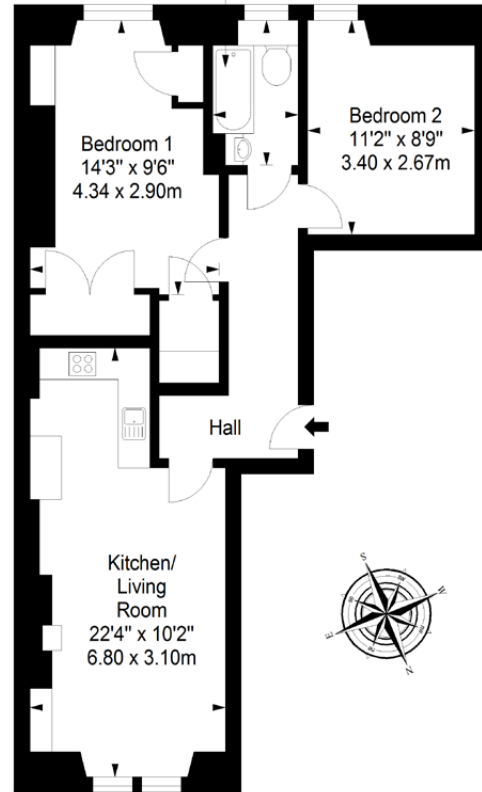
"THE BRIGHT AND AIRY HOME BOASTS A SOCIAL OPEN-PLAN LIVING/ DINING ROOM AND STYLISH KITCHEN"



Second Floor

Approx. 52.7 sq. metres (567.3 sq. feet)

Bathroom
7'3" x 4'7"
2.20 x 1.40m



Total area: approx. 52.7 sq. metres (567.3 sq. feet)



GILSON GRAY

LAW • PROPERTY • FINANCE

GILSONGRAY.CO.UK

EDINBURGH

29 Rutland Square
EH1 2BW
0131 516 5366



GLASGOW

160 West George Street
G2 2HQ
0141 530 2021



EAST LOTHIAN

33 Westgate
EH39 4AG
01620 893 481



DUNDEE

11 South Tay Street
DD1 1NU
01382 201 000



BORDERS

01890 880 008

@gilsongrayprop gilson gray property gilson gray property @gilsongrayprop



These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.