



**6/6 Tytler Gardens, Abbeyhill,
Edinburgh, EH8 8HQ**



CHARTERED FIRM



ELP 
Arbuthnott
McClanachan
solicitors & estate agents

NEWLY UPGRADED

TWO BEDROOM FIRST FLOOR FLAT



This newly upgraded, two-bedroom, first floor flat has a fantastic location, within a modern development, in the sought after Abbeyhill district in Edinburgh, a stone's throw from Holyrood Park, excellent local amenities, Meadowbank Retail Park and has easy access to the city centre. The flat has been freshly decorated throughout in neutral tones and had a new bathroom fitted. The accommodation consists of a communal entrance, a hall with two cupboards, housing the hot water tank and electric meter, a dining lounge, with a feature fireplace and a kitchen, with a range of white fitted units and appliances. There are also two double bedrooms and a bathroom. There are well kept communal grounds and residents parking. This is an ideal property for a first-time buyer or an investment opportunity.

Communal stair

Hall

Dining lounge

Kitchen

Two double bedrooms

Bathroom

Double glazing

Electric heating

Communal grounds

Residents permit parking

Factored by Hacking and Paterson - approx. £650 per annum





ABBEYHILL

Abbeyhill enjoys an ideal location with some of the capital's top attractions like the Royal Mile, Parliament, Holyrood Palace and Arthur's Seat, all on your doorstep, with The Shore and Portobello districts only a short distance away as well. There is a wide range of independent shops, boutiques, cafés, eateries and pubs in the immediate area. Large retail and fast-food outlets such as Sainsbury's are on offer a stone's throw away, at Meadowbank Shopping Park. With the city centre being within walking distance, worldclass shopping and entertainment are easily accessible. London Road boasts superb public transport links with very regular day and night buses connecting you to all parts of the city. Waverley train station is just a short distance away, making commuting from Abbeyhill fast and convenient. For the outdoor enthusiast, Arthur's Seat, Calton Hill and Holyrood Park all offer vast open spaces and spectacular panoramic views of the city. Edinburgh cycle paths are also close at hand. Meadowbank Sports Centre provides state-of-the-art sports facilities, including indoor and outdoor athletic tracks and a range of gyms and fitness studios.



Extras

All fitted carpets, floor coverings, curtains, blinds, light fittings, oven, hob, fridge freezer, tumble drier and washing machine are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

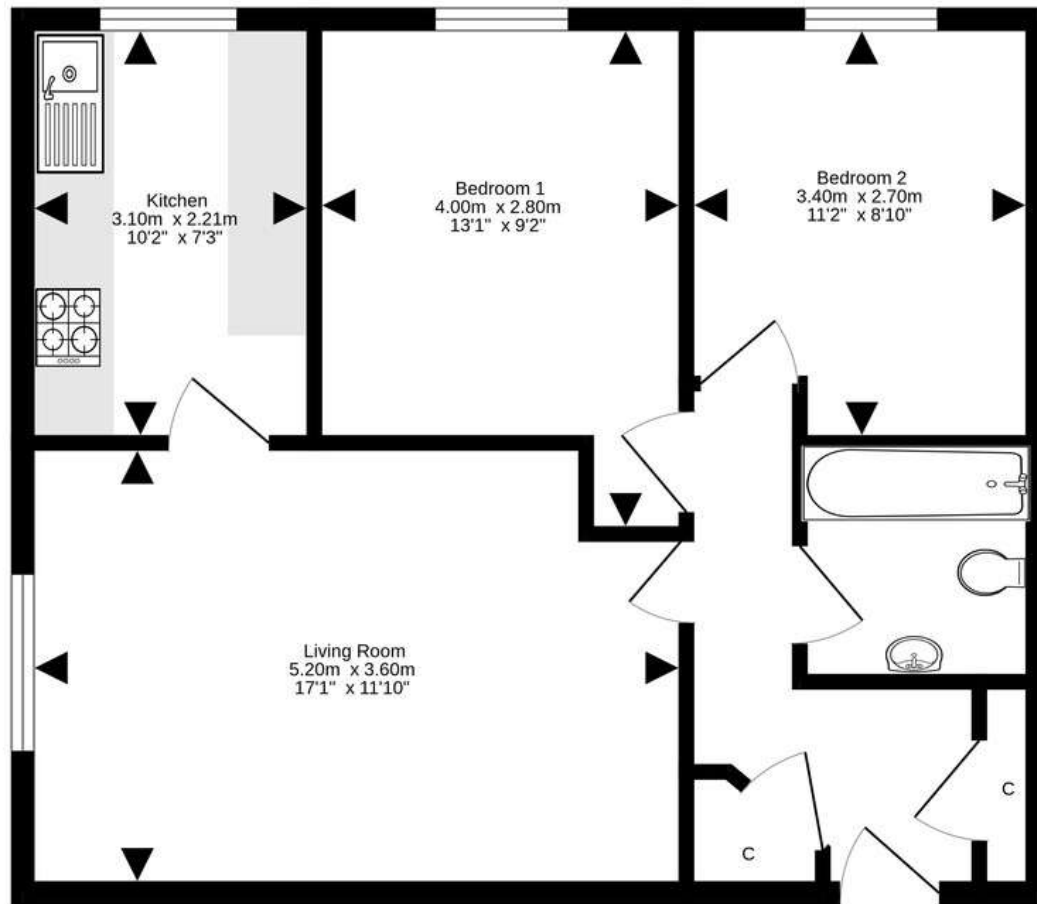
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Home Report Valuation

£215,000

EPC Rating

C



TOTAL FLOOR AREA : 50.9 sq.m. (548 sq.ft.) approx.
 For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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