



20/2 SPRING GARDENS,

ABBAYHILL, EDINBURGH, EH8 8HX



1 PUBLIC



3 BED



3 BATH

0131 622 2626 | property@vmh.co.uk



VMH SOLICITORS



20/2

SPRING GARDENS,

This exclusive ground-floor apartment is a spacious residence, which forms part of a sought-after development, enviably located in Abbeyhill at the foot of Holyrood Park and Arthur's Seat. The attractive property provides buyers with an appealing blank canvas, boasting a spacious living/dining room with direct access to a private terrace, a large kitchen, three bathrooms, and three double bedrooms, including the principal suite which has its own dressing area. The city home also has an allocated parking space in a secure underground carpark.

Features

- Spacious ground-floor apartment
- Part of a modern development
- Situated in sought-after Abbeyhill
- Views of Arthur's Seat and Holyrood Park
- Secure entry-phone system and a lift service
- Entrance hall with two cupboards
- Southwest-facing living/dining room
- Well-appointed kitchen
- Three double bedrooms (two with wardrobes)
- Two en-suite shower rooms
- Family bathroom with handheld shower
- Private terrace
- Landscaped communal garden
- Secure underground parking
- Gas central heating and double glazing

"A modern, three-bedroom, ground-floor apartment in sought-after Abbeyhill, set within easy reach of the city centre"



"Bright and spacious
rooms decorated in
neutral hues throughout"



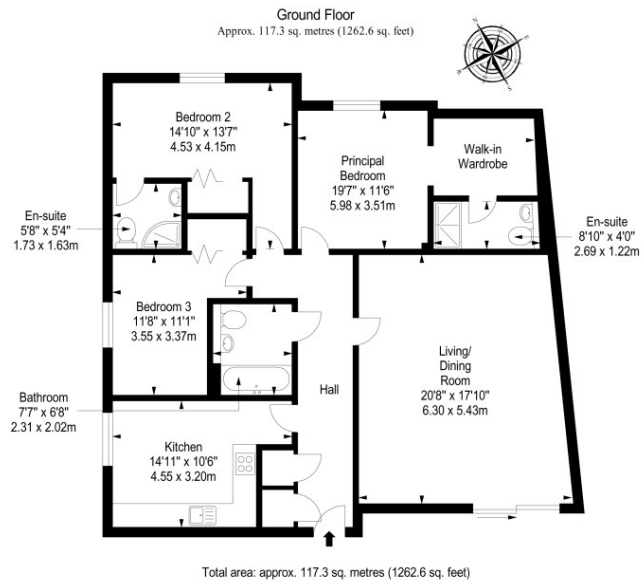
EPC Rating - C

Home Report Value - £380,000

For up to date price & viewing information contact VMH Property or visit us online.



Extras: all fitted floor and window coverings, light fittings, integrated appliances (oven, gas hob, and washing machine), and a fridge/freezer to be included in the sale.



VMH SOLICITORS

WWW.VMH.CO.UK

Registered Office: 8 Sibbald Walk, Edinburgh, EH8 8FT

T: 0131 622 2626 F: 0131 622 26267 E: property@vmh.co.uk

DX: 552210, Edinburgh 68



CHARTERED FIRM

The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows. Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.