

20/6 SPRING GARDENS

Abbeyhill, Edinburgh, EH8 8HX

MODERN DEVELOPMENT

with Arthur's Seat views



GILSON GRAY

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A luxury principal suite and two further double bedrooms – all supplemented by wardrobe storage
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A bathroom featuring a shower-over-bath, a WC suite, and a towel radiator and an en-suite shower room
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A south-facing decked terrace and private parking as well as a convenient proximity to excellent transport routes
- 28** **Area**
Situated just a stone's throw from Edinburgh's iconic Royal Mile, Abbeyhill offers easy access to world-class entertainment and shopping in the bustling heart of the capital.




20/6 SPRING
GARDENS



PROPERTY NAME

20/6 Spring Gardens

LOCATION

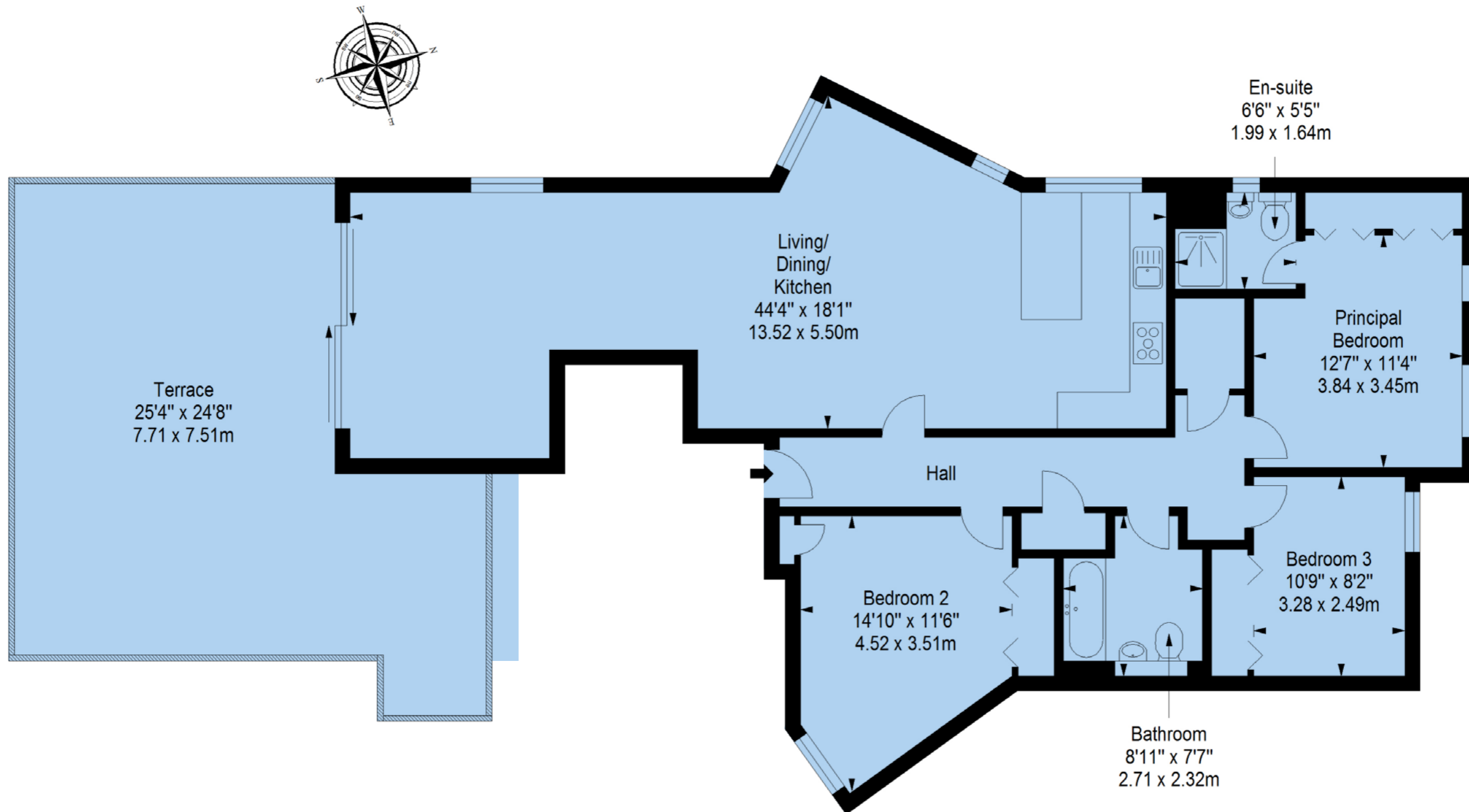
Edinburgh, EH8 8HX

APPROXIMATE TOTAL AREA:

118.9 sq. metres (1279.9 sq. feet)

● SECOND-FLOOR

The floorplan is for illustrative purposes.
All sizes are approximate.



Welcome to 20/6 SPRING GARDENS

Set beside Holyrood Park with unrivalled views of Arthur's Seat, this generous second-floor apartment offers the best of both worlds, with easy access to open green space and central city amenities a short walk or bus journey away. The airy, muted interiors incorporate three double bedrooms (one with en-suite facilities), a bathroom, and an impressive open-plan living space and kitchen leading onto a south-facing terrace. The executive development is lift-serviced and provides residents' parking.

GENERAL FEATURES

Parkside setting with Arthur's Seat views
Modern development with a quiet central location
Generous second-floor apartment
Tastefully understated décor
EPC Rating - B | Council Tax band - E

ACCOMMODATION FEATURES

Secure entry system and communal lift service
Welcoming entrance hall with storage
Open-plan living/dining room and integrated breakfasting kitchen
Principal bedroom with storage & en-suite shower room
2 Further double bedrooms with storage
Family bathroom with shower-over-bath
Gas central heating and double glazing

EXTERIOR FEATURES

Large south-facing terrace with open views
Delightful shared gardens overlooking Arthur's Seat
Allocated parking

STUNNING VIEWS OF ARTHUR'S SEAT

Overlooking Holyrood Park and its iconic Arthur's Seat, this exclusive apartment enjoys one of the capital's most attractive settings, with central Edinburgh just a short walk or bus journey away, and major road routes out of the city easily accessible. With minimalist décor creating a wonderfully light and airy environment, the

interiors of over 1200 square feet include three double bedrooms (one with en-suite facilities), good built-in storage, a family bathroom, and social open-plan living. A generous south-facing terrace and private residents' parking complete this highly appealing city home.





THE ENTRANCE

**Modern development
with a quiet
central location**

The apartment is reached by a secure entry system and a communal lift service. On opening the front door, you step into a comfortably carpeted entrance hall housing two useful storage cupboards.



EXCEPTIONAL LIVING SPACE



Opening onto a south-facing decked terrace for alfresco dining

Returning inside, a generous flexible space for comfortable seating and dining furniture (featuring acacia engineered wood flooring) openly adjoins a bright kitchen where a breakfasting peninsula creates a visual divide.





A STYLISH KITCHEN

With a breakfasting peninsula

The stylish grey and chrome kitchen is fitted with a selection of cabinets and is fully integrated to achieve a neat finish. Appliances comprise a dishwasher, a washing machine, an oven, and a five-ring gas hob paired with a statement chimney-style hood, with floorspace for a fridge freezer.





THREE BEDROOMS

All three bedrooms are supplemented by wardrobe storage



Also found within the home are a principal suite and two further double bedrooms, one of which is currently set up for home working. All three bedrooms are carpeted for optimum comfort and incorporate plentiful fitted storage. For ease of comfort, the spacious principal bedroom benefits from double built-in wardrobes and a bright en-suite shower room.

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THE WASHROOMS

The shower room's all-white fittings and décor are enhanced by attractive patterned flooring. Finally, understated monochrome tilework offsets a family bathroom featuring a shower-over-bath, a WC suite, and a towel radiator. The principal bedroom benefits from an en-suite shower room.



THE OUTDOOR SPACES



Tranquillity & greenery in the city centre

The property offers unique outdoor and entertainment space with breath-taking, uninterrupted view over Holyrood Park. A generous south-facing roof terrace is an ideal space to entrain guests, enjoy alfresco meals, or simply watch the sun set. From here, you enjoy spectacular open views over one of the most iconic city parks in the world, where you will find a 650-acre highland landscape, complete with hills, lochs, glens, ridges and cliffs - making it hard to believe you are in the centre of a capital city! The development also

comes with landscaped and beautifully maintained communal gardens, with seating areas and a traditional stone wall separating the garden from Holyrood Park. The desirable city residence is set within a small factored development offering underground parking with a space allocated to the property.

Extras: Included in the sale are all fitted floor and window coverings, light fittings, and integrated appliances.





ABBNEYHILL, EDINBURGH

Situated just a stone's throw from Edinburgh's iconic Royal Mile, Abbeyhill offers easy access to world-class entertainment and shopping in the bustling heart of the capital.

The area is currently enjoying a surge in popularity thanks to its wealth of independent shops and vibrant restaurants, pubs and cafés in the immediate area. It also benefits from being close to Meadowbank Retail Park, which boasts a Sainsbury's, Marks & Spencer's Food Hall and TK Maxx, as well as a number of additional high street and fast-food outlets. Sports enthusiasts are well-catered for by the newly reopened Meadowbank Sports Centre – promising everything from football pitches and

running tracks to fitness classes and state-of-the-art gyms. Those who prefer to exercise in the great outdoors can opt for a walk up Salisbury Crags and Arthur's Seat or a slightly more leisurely climb up Calton Hill. There is excellent public and private schooling nearby, from nursery level upwards. The area is extremely well-connected, with a regular day and night bus service and good access to commuter routes, while Waverley train station is within walking distance.



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