



Solicitors & Estate Agents



Offers Over

£205,000

3/6 Tytler Gardens

Abbeyhill | Edinburgh | EH8 8HQ

Neilsons are delighted to offer onto the market, this attractive second floor apartment, forming part of a popular modern block and enjoying a peaceful yet central location in the capital's Abbeyhill area.

-  2 bedrooms
-  1 living/dining room
-  1 bathroom
-  Residents private parking
-  Communal gardens
-  EPC rating – C
-  Council tax band - D



Description

Accessed via secure entry the internal space briefly comprises: entrance hallway with built-in storage cupboard, well-proportioned west facing living/dining room with attractive wood flooring, focal fireplace and a charming leafy outlook, well equipped kitchen fitted with a variety of base and wall mounted units, tiling to splash areas, and a selection of built-in appliances, good sized rear facing principal bedroom, single bedroom/home office, and bathroom with three piece suite and over-bath shower.

This property has been subject to virtual staging to show the effect of makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.



Extras

All light fittings, blinds, integrated appliances and white goods will be included.

Gardens, Parking and Factor

There are well maintained lawned gardens to the rear of the building, together with well stocked planted beds scattered throughout the development. Ample residents private parking is available. A factoring agreement is in place with Hacking and Paterson for the upkeep of the communal areas. This is presently approx. £250 every 6 months.

Viewing

By appointment through Neilsons (0131 625 2222).





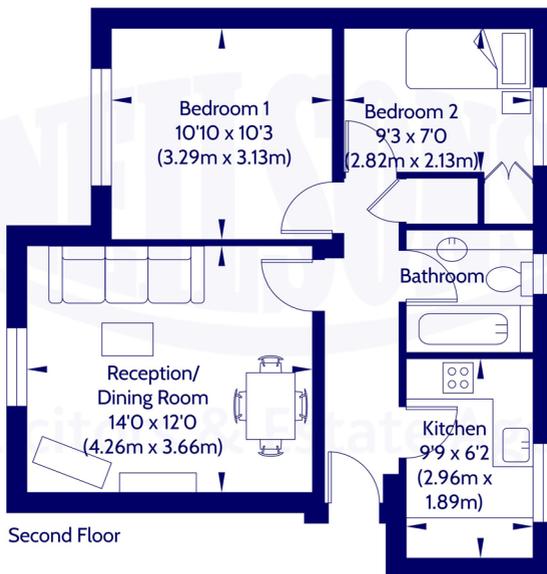
Location

Abbeyhill is a popular area of the city, lying little more than 1 mile east of Princes Street on the edge of Holyrood Park. Princes Street and the designer shops on George Street are within comfortable walking distance or readily accessible via many and frequent bus services. Holyrood Palace and Park and the Scottish Parliament are also within a few minutes on foot. In addition, the Royal Mile offers a tremendous variety of small speciality shops, cafes, restaurants and bars. The Meadowbank retail park also boasts a large branch of Sainsbury and, a little further afield, the Fort Kinnaird retail outlet hosts the majority of High Street stores. The sports enthusiast will appreciate proximity to the Meadowbank Stadium, several golf courses and the wonderful open spaces of the Royal Parks. There are tram stops at Leith Walk and St Andrew Square providing a direct link with Edinburgh International Airport and Waverley Rail Station is also readily accessible.





Approx. Gross Internal Floor Area 49.89 Sq M / 537 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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