

COULTERS®

94/3 SPRING GARDENS

ABBEYHILL, EDINBURGH, EH8 8HX

3 BED 1 BATH 1 PUBLIC



TAKE A LOOK INSIDE

This unique three bedroom flat forms part of a peaceful development which borders Holyrood Park and sits just a ten minute walk from the bottom of the Royal Mile. Spring Gardens is a truly unique location that provides quick access to city centre amenities yet with the benefit of extensive parkland on the doorstep.

The property forms part of a handsome building, which is C-Listed and contains just six flats. It is notable due to its North European design and red brick building material which is rarely found in Edinburgh architecture. The building also has historical significance as prior to its conversion into flats, it acted as the nurses' quarters for the neighbouring Elsie Inglis Memorial Hospital (now a care home).

KEY FEATURES

3 bed flat within attractive red brick building

Beautifully bright and in move-in condition

Nursery and primary school both very close by

Wonderful views of hills around Arthur's Seat

Allocated parking space

Easy access to Holyrood Park



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Quietly situated on the top (second) floor, the flat has a triple aspect, with wonderful views towards Arthur's Seat. The windows face east, south and west, which make it a particularly bright and sunny home that enjoys beautiful sunrises.

The accommodation comprises; a spacious, dual aspect sitting room with ample room for dining furniture; a fitted kitchen with shaker style cabinetry and integrated appliances; two double bedrooms both with built-in mirrored wardrobes; a large single bedroom which is currently used as a home office; and a modern bathroom with stylish black matt fittings including a luxurious waterfall shower.





MORE INFORMATION

A substantial loft is accessed from a hatch in the hall and offers extensive storage space. At the top of the communal stair is a large landing area which belongs solely to this property.

Heating and hot water are provided by a gas central heating system (boiler replaced just two years ago) and double glazing is fitted throughout.

The property comes with an allocated parking space. A well-kept communal garden wraps around the building and is maintained by the factor. For a quick route to Holyrood Park, there is a gate nearby that leads straight into the north side of the park.

The factor for the development is Myreside Management and the quarterly service charges are approximately £258 which includes buildings insurance.

EXTRAS

All blinds, fitted flooring and integrated appliances (fridge, freezer, washing machine, dishwasher, oven and hob) are included in the sale price. The light fittings and shelving throughout are NOT included in the sale. Some items of furniture may also be available.





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THE LOCAL AREA

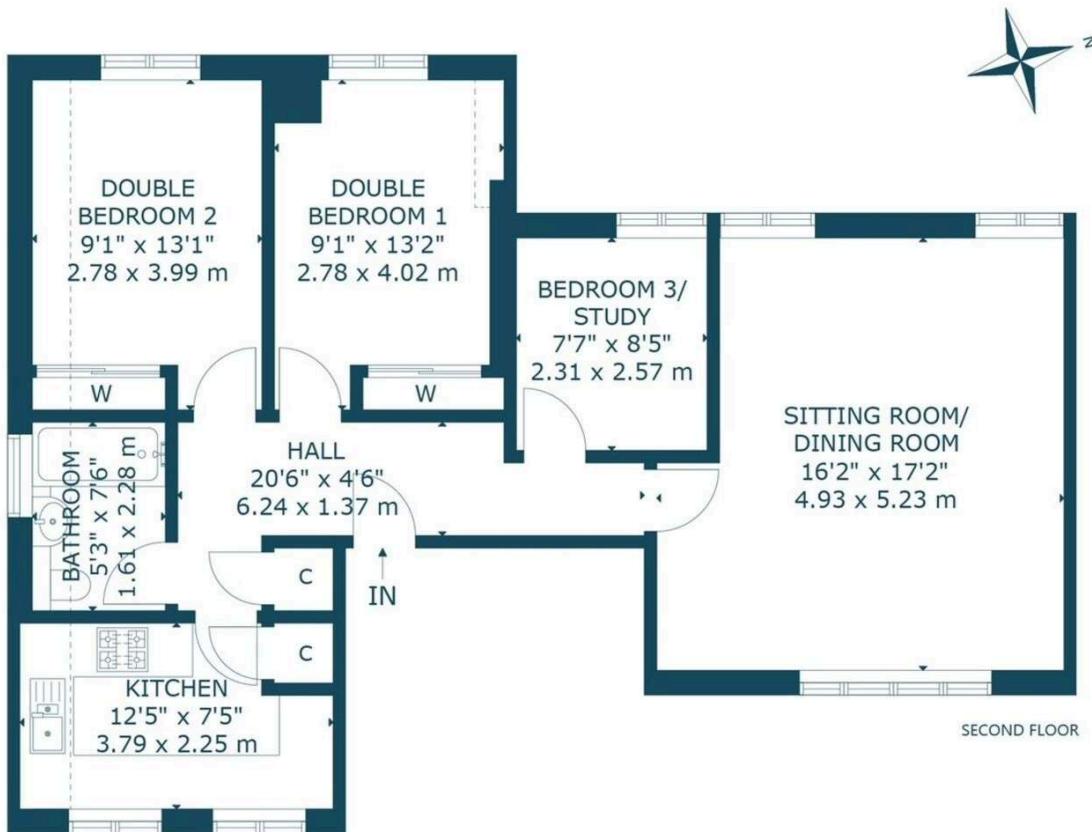
Add information here about the local area.

Abbeyhill is a vibrant neighbourhood located a short distance to the east of Edinburgh's city centre. The area is within easy reach of the Scottish Parliament, Holyrood Palace, Calton Hill, St James Quarter and Waverley Station. Abbeyhill offers a wide range of amenities, including local shops, cafes, restaurants and pubs. There is also a Sainsbury's and Lidl supermarket at Meadowbank Retail Park.

Holyrood Park is just yards away and is a wonderful place to relax, walk or take part in the weekly Park Run held each Saturday morning. Meadowbank Sports Centre, a fantastic modern facility with gym, running track, basketball courts and more, is a five minute walk away.

Portobello with its popular beach and promenade is just a ten minute drive away and there is quick access to shopping at Fort Kinnaird and The Jewel. The city bypass is also reachable within twenty minutes. An excellent bus service operates from London Road and Abbey Mount with services that offer routes across the city as well as out to Edinburgh Airport.

Bright Horizons Elsie Inglis nursery is on the street and Abbeyhill Primary School is a five minute walk away.



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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 926 SQ FT / 86 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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GET IN TOUCH

 www.coultersproperty.co.uk

 0131 603 7333

 enquiries@coultersproperty.co.uk

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.