



10 Spring Gardens
Abbeyhill, Edinburgh, EH8 8HX



VMH ESTATE AGENTS



**Truly impressive townhouse
with exceptional open views,
south-facing garden & garage**

- Stunning sitting room with balcony
- Stylish kitchen
- Spacious dining room
- Principal bedroom with en-suite
- Double bedroom 2 with en-suite
- Double bedroom 3 & 4/study
- Studio with balcony
- Utility room & WC
- Garage & south-facing rear garden
- Gas central heating & double glazing



Offers Over: £725,000

EPC Rating: C

Council Tax: G

Tenure: Freehold

Further information can be found in the home report.



About the Property

This is a rare opportunity to acquire a superb terraced townhouse located in the popular and convenient residential area of Abbeyhill. This stunning property has exceptional open views over parkland, Arthur's Seat and Salisbury Crags.

A truly wonderful setting for those keen to have open green spaces on their doorstep. There is an easily maintained south-facing private garden to the rear and a garage with courtyard parking to the front.

The interior is in excellent order throughout and offers stylish, versatile accommodation over four levels. Some particular selling points are the balconies off the sitting room and gallery/studio making the most of the wonderful views. The public spaces are ideal for entertaining and the top level being the gallery/studio space provides a bright and impressive space for many uses.





Location

The popular area of Abbeyhill lies a short distance to the east of the city centre. The vicinity is well served by an excellent range of amenities including shops, recreational facilities, schooling and Meadowbank Retail Park. St James Quarter and The Omni Centre (with Nuffield Health Fitness & Wellbeing Gym, multi-screen cinema, various bars and restaurants) can be found close by at the top of Leith Walk.

The property is also within easy reach of the financial institutions around George Street and St Andrew's Square and a short walk from the Scottish Parliament, Princes Street and Waverley Station.

There are many pleasant walks available, including Royal Park, Arthur's Seat and Salisbury Crags. Excellent recreational facilities include Craigentinny and Duddingston Golf Courses. Regular bus services run from the area to the city centre and beyond, and the Edinburgh city bypass is within easy reach.





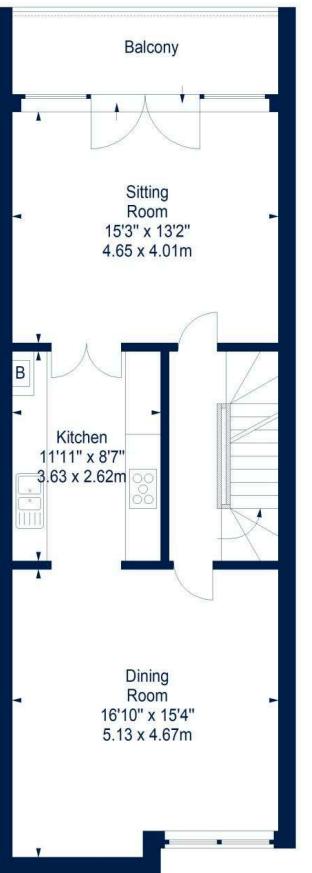
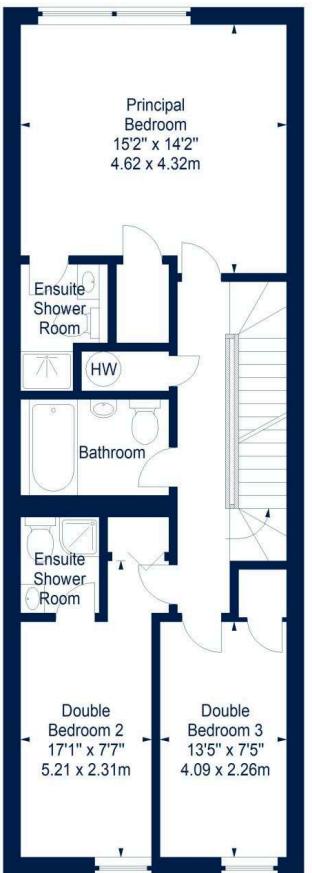
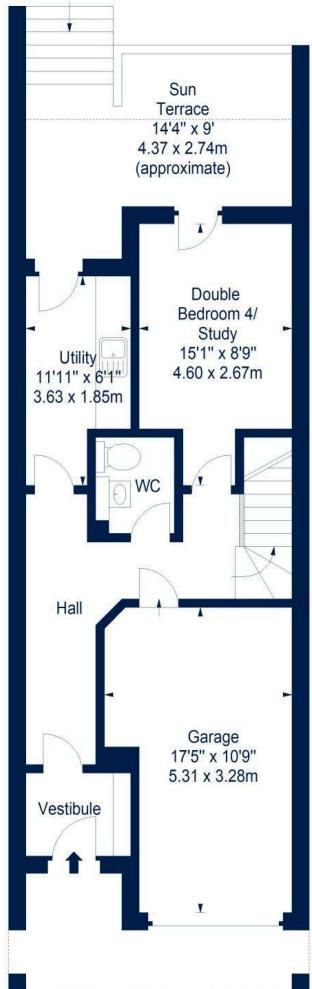
Management

The small development of townhouse is factored and maintained by Hacking & Paterson. Approximate quarterly charges are £75. There is an annual fee to insure the shared courtyard which is approximately £90 a year.

Extras

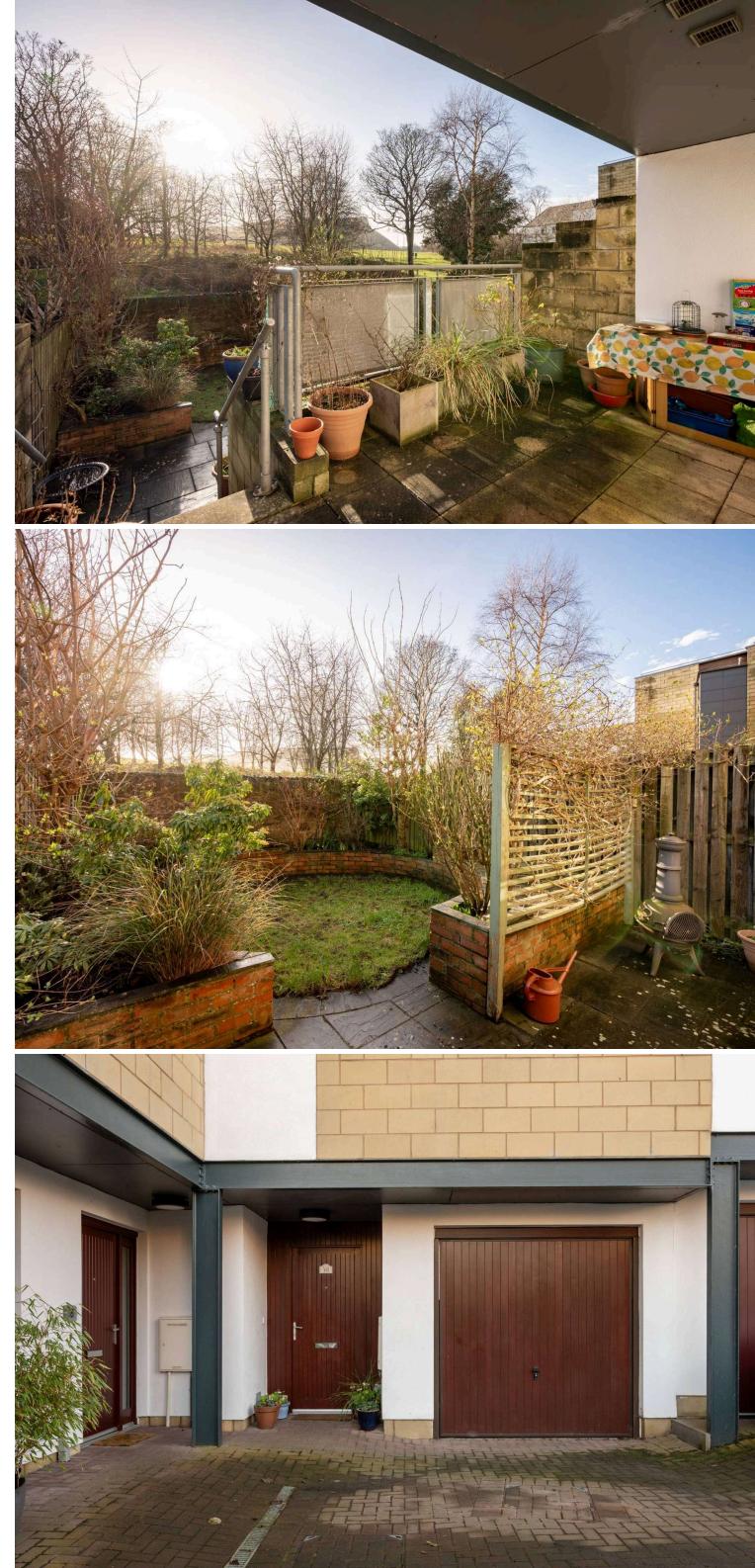
All fitted floor coverings, curtains (except main bedroom), curtain poles, blinds, light fittings, hob, oven, extractor hood, fridge/freezer, dishwasher and washing machine are included in the sale price.

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House - Approx. Gross Internal Area - 2496 Sq Ft - 231.88 Sq M
(Including Garage)

For identification only. Not to scale. © SquareFoot 2026





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