

80/2 Spring Gardens, Abbeyhill Edinburgh, EH8 8HX

OFFERS OVER £260,000



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- Spacious and bright livingroom
- 2 double bedrooms and single bedroom
- Master bedroom with en suite
- Kitchen with integrated appliances
- Communal garden and allocated parking space
- EPC Band B

Description

This lovely three bedroom first floor flat is well presented throughout and is complimented by lots of natural light. The property is accessed by a communal stair door. In move in condition, this spacious and bright property (77 sqm) offers a comfortable living area with an elegant finish throughout, perfect for a young family, first time buyers or investor. The property had achieved a rental figure of £900pcm previously.

Welcoming you inside is a wide hallway with practical storage. At the end of the hallway to the right is a large living room which benefits from excellent light from the south facing windows. The kitchen is situated off the hallway and is equipped with integrated appliances and generous cupboard space. The two double bedrooms (north facing) and a further single bedroom are spacious and benefit from natural light and fitted carpets. The en-suite contains a shower, sink (with associated storage) and toilet. Completing the property is a family bathroom with storage unit with sink, toilet and a bath with shower head attached.





Windows and Central Heating

The property benefits from gas central heating and PVC double glazing throughout.

Garden and Parking

A private car park and shared communal gardens are available. Direct access to Holyrood Park can be gained from the communal garden via a gate.

Location

The property is ideally located on a quiet street in the heart of the Abbeyhill area, close to a wide range of local shops and cafes, as well as larger supermarkets at Meadowbank Retail Park. Cultural interests are also well catered for with Holyrood Palace, The Scottish Parliament and Dynamic Earth a short walk away and all the delights of the famous Royal Mile. Stunning Holyrood Park is visible out the window and can be accessed directly from the grounds through a gated access. Holyrood Park provides good selection of lovely walking, running and cycling routes, as well as vehicular access across town avoiding the busy streets. Regular bus services along neighbouring London Road provide quick access to the city centre, Waverley Train Station is close by and for the motorist, the A1 is an efficient route out to the City Bypass, East Lothian and beyond. For families, Abbeyhill Primary School and Drummond Secondary School are both within catchment.

Valuation

The property has been valued by surveyors at £270,000 and the Home Report is available from the ESPC web site.

Council Tax and EPC

The property lies in Council Tax band E and has a B rated Energy Performance certificate.

Extras

The sale price includes all curtains, washing/dryer, integrated fridge/freezer, dishwasher, integrated microwave, oven and hob.

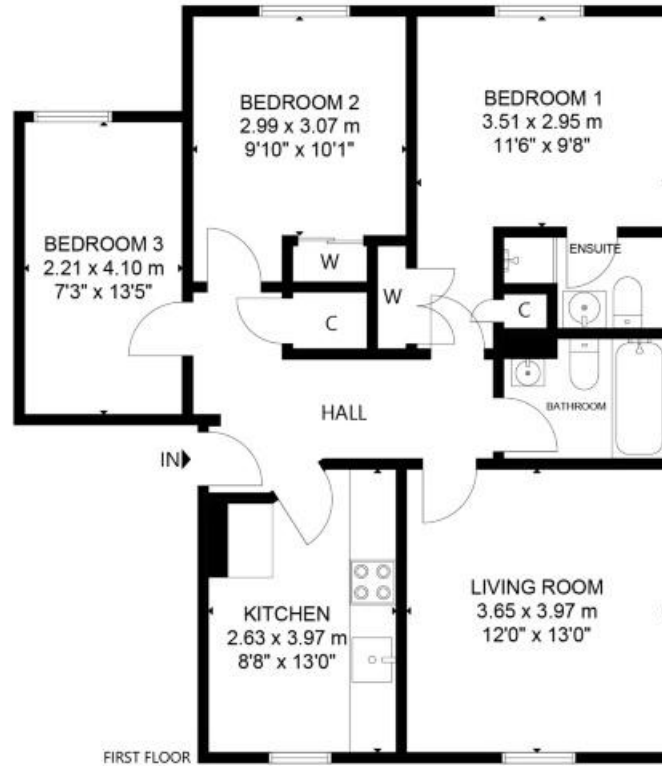
Factoring

There are annual factoring fees of approx. £800 per annum.

Viewing

By appointment telephone Agents on 0131 229 3399 (0759 58 20611 out with office hours).





80/2 SPRING GARDENS, EDINBURGH
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 832 SQ FT / 77 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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