



5/4 Tytler Court, Edinburgh, EH8 8HQ

Attractive two-bedroom first floor flat with private residents parking and landscaped grounds

URQUHARTS
EDINBURGH



DESCRIPTION

5/4 Tytler Court is an attractive two-bedroom first floor flat, forming part of a quiet modern development with private residents parking and landscaped grounds. Situated in the popular residential area of Abbeyhill and close to Holyrood Park, the location is superb with excellent local amenities and is a convenient distance from the city centre & surrounding areas.

Entrance hall and storage cupboard; bright living room / dining room with a Juliette balcony overlooking the front gardens; fitted kitchen with wall and base units and integrated appliances; two good-sized double bedrooms to the rear, one with Juliette balcony and both with built in wardrobes; and a bathroom with three-piece suite.

ACCOMMODATION

Entrance hall. Living room / Dining room. Kitchen. Two double bedrooms. Bathroom.

Gas central heating. Double glazing. Well-maintained communal garden grounds. Unallocated residents parking. Secure bike and bin store. The development is factored by Hacking & Paterson and there is an approx. monthly fee of £90 (including common buildings insurance).

NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.
 3. All measurements are approximate and any plans are for guidance only and are not guaranteed.
 4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.
 6. These particulars are not intended to nor will they form part of any contract.
 7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.

LOCATION

Abbeyhill is a popular residential district lying to the east of Edinburgh's city centre. Local shops cater for everyday needs, with Meadowbank Retail Park, with a selection of stores including a Sainsbury's supermarket, Lidl and new gym facility coming soon a short distance from the property. Leisure and recreational facilities include the Omni Centre, Edinburgh Playhouse Theatre, the Royal Commonwealth Pool, and pleasant walks along the Royal Mile, Calton Hill, Arthur's Seat and Holyrood Park. There are also several popular bars, cafes and restaurants nearby. Regular buses operate to and from the city centre and surrounding areas, with Waverley Train Station, tram stops and St Andrew's Bus Station within close proximity. The City Bypass is easily accessible with links to the major motorway network, Edinburgh Airport and the Forth Road Bridge/Queensferry Crossing.

INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains & blinds, and kitchen appliances.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

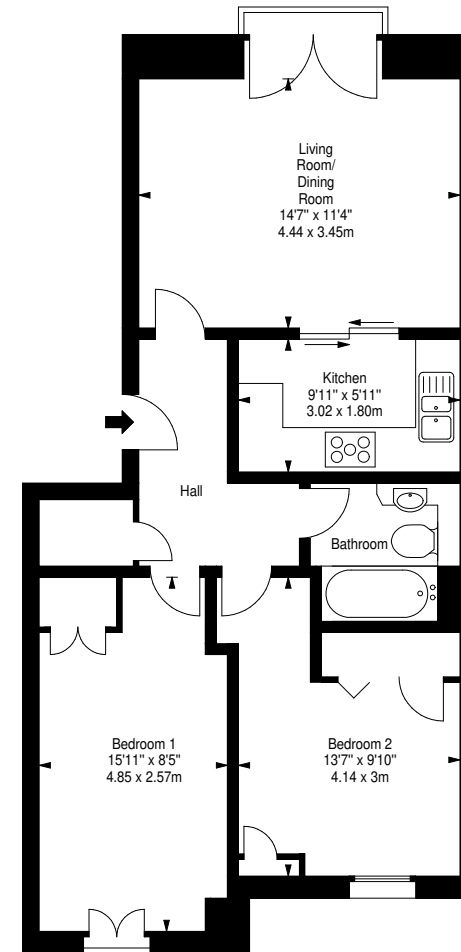
The property has a Council Tax Band E

The property has an Energy Rating Category B

Flat 4,
5 Tytler Court, EH8 8HJ



Approx. Gross Internal Area
631 Sq Ft - 58.62 Sq M
For identification only. Not to scale.
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First Floor

