



GARDEN STIRLING BURNET

20/1 SPRING GARDENS
MEADOWBANK, EDINBURGH, EH8 8HX



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RATING

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COUNCIL
TAX BAND

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SUMMARY

Immaculately presented with modern fixtures and fittings and a neutral palette of décor throughout, this two-bedroom, two-bathroom lower ground-floor flat forms part of an attractive, contemporary development in the city's Meadowbank area. The development is enviably located adjacent to Holyrood Park (home of the iconic Arthur's Seat and Salisbury Crags) and lies within strolling distance of outstanding amenities, whilst also being just a mile from the very heart of the city – a location that is sure to appeal to a wealth of buyers.

Extras: All fitted floor coverings, blinds, light fittings, and integrated kitchen appliances will be included in the sale.







"The flat enjoys immaculate, modern interiors and has neutral décor throughout."







"The development is enviably located next to Holyrood Park and benefits from easy access to a wealth of amenities."

FEATURES

- Lower ground-floor flat in Meadowbank
- Part of an attractive, contemporary development
- Well-presented, modern interiors and neutral décor
- Secure shared entrance and stairwell
- Inviting hallway with built-in storage
- Open-plan, dual-aspect kitchen, living, and dining room with garden access
- Principal bedroom with walk-in wardrobe and ensuite shower room
- Second double bedroom
- Family bathroom with shower-over-bath and a towel radiator
- Access to beautifully maintained shared gardens
- Allocated parking space in a secure, underground car park
- Gas central heating and double glazing





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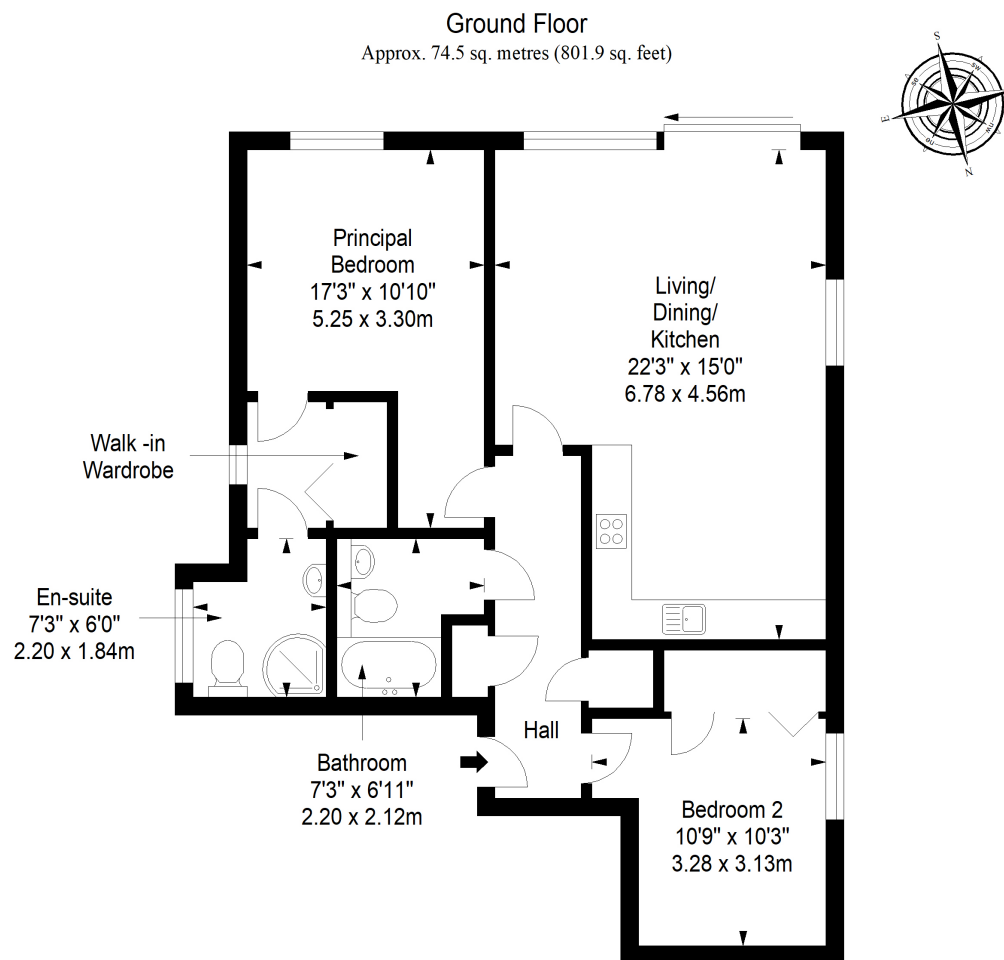


HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN



Total area: approx. 74.5 sq. metres (801.9 sq. feet)