



25

Spring Gardens
Abbeyhill

Edinburgh
EH8 8HU





25 Spring Gardens is a rare opportunity to purchase an extremely spacious and much-loved family home. Spread over three floors, the property retains many of its original Victorian features and is a rare find in today's market having been in the same family for over Thirty years. Set back from the street with a mature front garden, the property offers 6/7 bedrooms, 3 bathrooms and flexibility to tailor the property to family life.

Abbeyhill is 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 is a short walk away and all the delights of the famous Royal Mile. Stunning Holyrood Park is visible out the window and accessed by a short walk along the road, with its good selection of lovely walking, running and cycling routes, as well 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.



The property has gas central heating, partial double glazing and excellent storage facilities throughout. Viewing is highly recommended to appreciate the space, light and quality of accommodation on offer.

The ground floor comprises:

- Entrance Vestibule with original tiled floor and cornice.
- Welcoming entrance Hall with flag stone floor, cornice and dado rail. Cast iron balustrade with wooden handrail.
- Bright and spacious twin window sitting room with working shutters, marble fireplace with gas fire, cornice and rose.
- Kitchen with shaker style units, integrated oven hob and extractor, dishwasher, undermount sink and retains the original flag stone floor. Ample space for dining.
- Utility room which has access to the garden, fitted base and wall unit and plumbed for a washing machine.
- Rear facing snug/study with original fireplace, working shutters and corncing.
- Shower room with pedestal sink, toilet and shower tray.

1st Floor:

- Principle bedroom with twin windows and working shutters. Cornice, shelved open press and varnished floors. Ample space for freestanding furniture.
- Bedroom two facing rear with working shutters and cornice.

- Bedroom three facing the rear with working shutters, cornice and painted floors.
- Front facing bedroom currently used as a study. Retaining working shutters and cornice.
- Family bathroom fitted with a vanity sink, toilet and bath with electric shower over.

2nd Floor:

- Excellently proportioned bedroom four with dormer window to rear. Flexible space offering multitude of uses.
- Bedroom five offers an unobstructed view of Arthurs seat and fantastic levels of natural light via a wall of window.
- Bedroom six with dormer window to rear and space for freestanding furniture.
- Shower room with splash back tiling, pedestal sink, toilet and shower enclosure with electric shower.
- Landing with cupola and hatch access to loft.



Viewing by appointment on 0131 524 3800









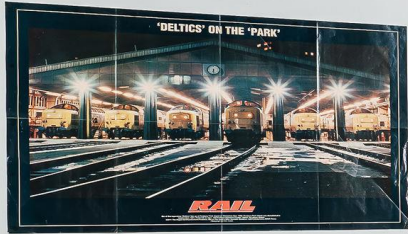














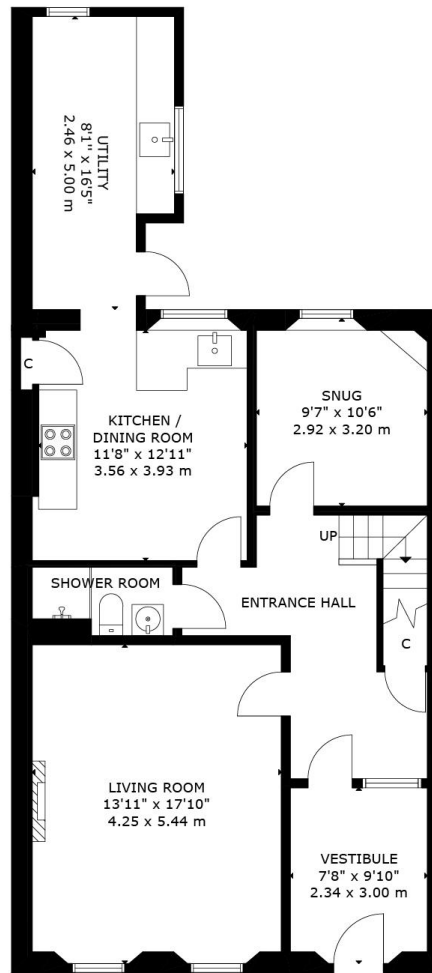


Externally, the property has extensive garden grounds front and rear. The front garden has a block paver and slab driveway which provides off street parking bordered by mature hedging providing privacy. The remainder laid to lawn with an attractive flower bed below the sitting room window.

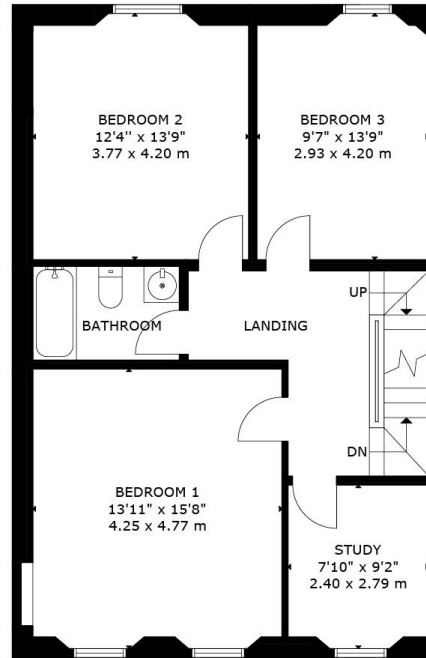
The rear garden is fully enclosed making it pet and family friendly and has a feature circular patio with space for garden furniture. The garden has been attractively landscaped and there are very well stocked borders with a lovely array of established plants, shrubs and trees. There is also a timber garden shed.

EPC Band- D

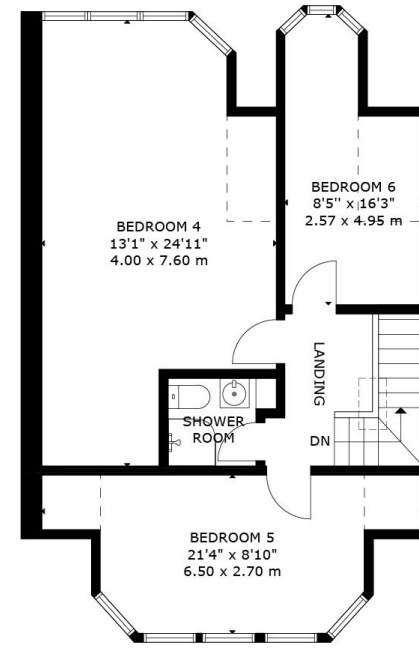
Council Tax Band- D



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



25 SPRING GARDENS, EDINBURGH, EH8 8HU
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2,375 SQ FT / 220 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.

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Connell & Connell WS
10 Dublin Street
Edinburgh, EH1 3PR
Tel: 0131 556 2993
Fax: 0131 557 5542
property@connellws.co.uk

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