



104 (3F2) Spring Gardens

Abbeyhill, Edinburgh, EH8 8EY


northwood



Brought to market in walk-in condition, this one-bedroom third/top-floor city flat is an excellent residence in a highly sought-after location. It forms part of a traditional tenement building in Abbeyhill, situated close to Holyrood Park and Calton Hill, as well as a wealth of amenities and fantastic transport links. It is also in easy walking distance of the St James Quarter and the heart of Edinburgh city centre. Neutrally decorated throughout, the home provides an appealing blank canvas that will appeal to first-time buyers, couples, and city professionals alike.

Reached via a shared entrance and stairwell, the flat's front door opens into a welcoming hall leading to all accommodation. On the left, it flows into the open-plan living room and breakfasting kitchen, which is well-suited for daily use. Here, a neutral palette provides homeowners with a clean slate, whilst the two sections of the room are neatly zoned, with carpeting for the lounge area and low-maintenance wood-style flooring for the kitchen. A shelved recess and a press cupboard provide storage, along with the kitchen cabinets in wood effect. Finished with complementary worktops and multi-coloured splashback tiles, the kitchen enjoys a popular design that also adds to the look of the room. It comes with an integrated oven, gas hob, and concealed extractor, with space for additional freestanding appliances.

-
- Third/top-floor flat in walk-in condition
 - Part of a traditional tenement building
 - Situated in sought-after Abbeyhill
 - In walking distance of the city centre
 - Blank canvas of décor throughout
 - Welcoming entrance hall
 - Open-plan breakfasting kitchen/living room
 - Popular kitchen design
 - Bright and spacious double bedroom
 - 3pc bathroom with overhead shower
 - Private attic space for storage
 - Fully-enclosed communal garden
 - Controlled permit parking (Zone N6)
 - Electric heating and double glazing
 - EPC Rating - E





**“Open-plan breakfasting
kitchen/living room
with a popular
kitchen design”**







On the opposite side of the hall, the double bedroom is bright and airy, providing plenty of room for bedside furnishings. It is enhanced by the neutral décor, as well as varnished wooden floorboards that bring a lovely warm glow to the space. A handsome feature fireplace adds the final touch.

Finishing the accommodation is a bright bathroom, decorated in monochrome tones. It is equipped with a three-piece suite and overhead shower. A private attic provides storage for rarely used items, as well as opportunity for extension. The property has electric heating and double glazing to ensure year-round comfort.

Externally, residents have shared use of a fully-enclosed garden that is predominantly laid to lawn. Homeowners also have access to controlled permit parking (Zone N6) – an essential feature in Edinburgh.

Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances(excluding the undercounter fridge/freezer and washing machine) to be included in the sale.



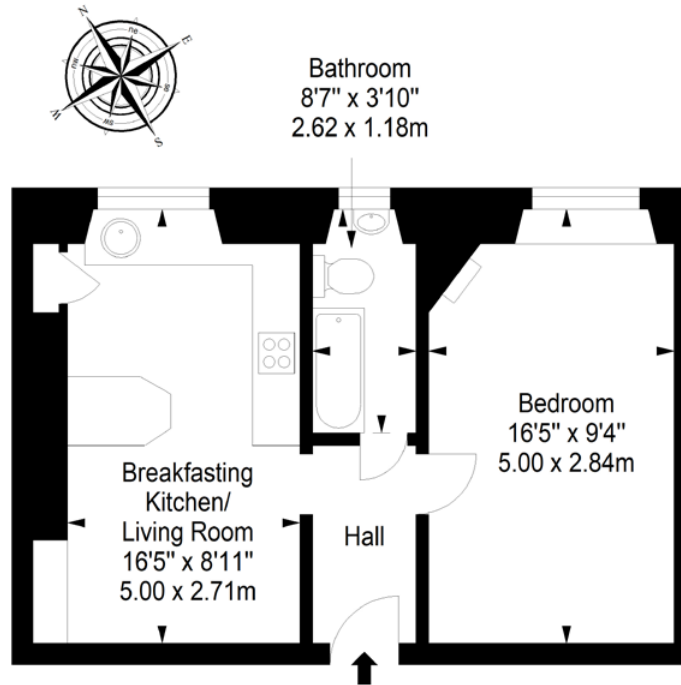
Abbeyhill, Edinburgh

Situated close to Edinburgh's iconic Royal Mile, Abbeyhill offers easy access to the world-class entertainment and shopping found in the bustling heart of the capital. The area is currently enjoying a surge in popularity thanks to the wealth of independent shops and vibrant restaurants, pubs, and cafés in the immediate area. It also benefits from being close to the thriving amenities of Leith Walk and Easter Road, as well as Meadowbank Retail Park, which boasts a Sainsbury's, Marks & Spencer's Food Hall, and TK Maxx, plus a number of additional high-street stores and fast-food outlets. Furthermore, the St James Quarter is within easy reach, the £1billion development offering world-class designer stores, trendy bars, entertainment facilities, and a diverse range of restaurants and eateries. Sports enthusiasts are well-catered for by nearby Meadowbank Sports Centre, which offers everything from multi-purpose sports halls and athletic tracks, to fitness classes and a state-of-the-art gym. Those who prefer to exercise in the great outdoors can opt for a walk-up Salisbury Crags and Arthur's Seat, or a slightly more leisurely climb up Calton Hill, either way enjoying spectacular panoramic views across the city. There is also excellent public and private schooling nearby, from nursery level upwards. The area is extremely well-connected with regular day and night bus services and good access to commuter routes, while Waverley train station is within walking distance.

Floorplan

Top Floor

Approx. 36.2 sq. metres (389.6 sq. feet)



Total area: approx. 36.2 sq. metres (389.6 sq. feet)



edinburgh@northwooduk.com
0131 343 1717
www.northwooduk.com

Zoopla rightmove



These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.