



76 Spring Gardens
Edinburgh
EH8 8HX

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An excellent opportunity has arisen to acquire a beautifully presented ground floor flat to the East of Edinburgh city centre.

Situated within a modern, purpose-built four-storey complex in Abbeyhill, this 76sqm property comprises; entrance vestibule, hallway, two good-sized bedrooms (one with ensuite shower room), bathroom with shower over bath, living room and kitchen with modern integrated appliances.

Benefits include gas fired central heating with combi boiler, double glazing, and allocated parking spot. This property is managed by Trinity factors, Bruntsfield.

Property Features

Communal garden

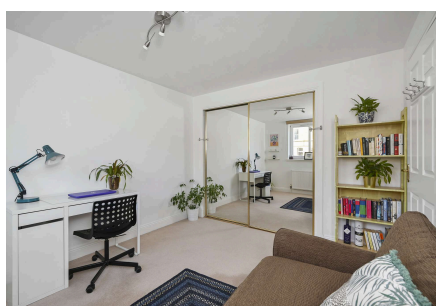
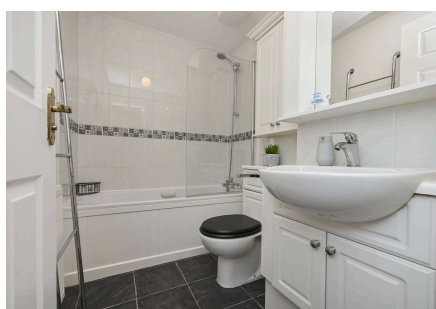
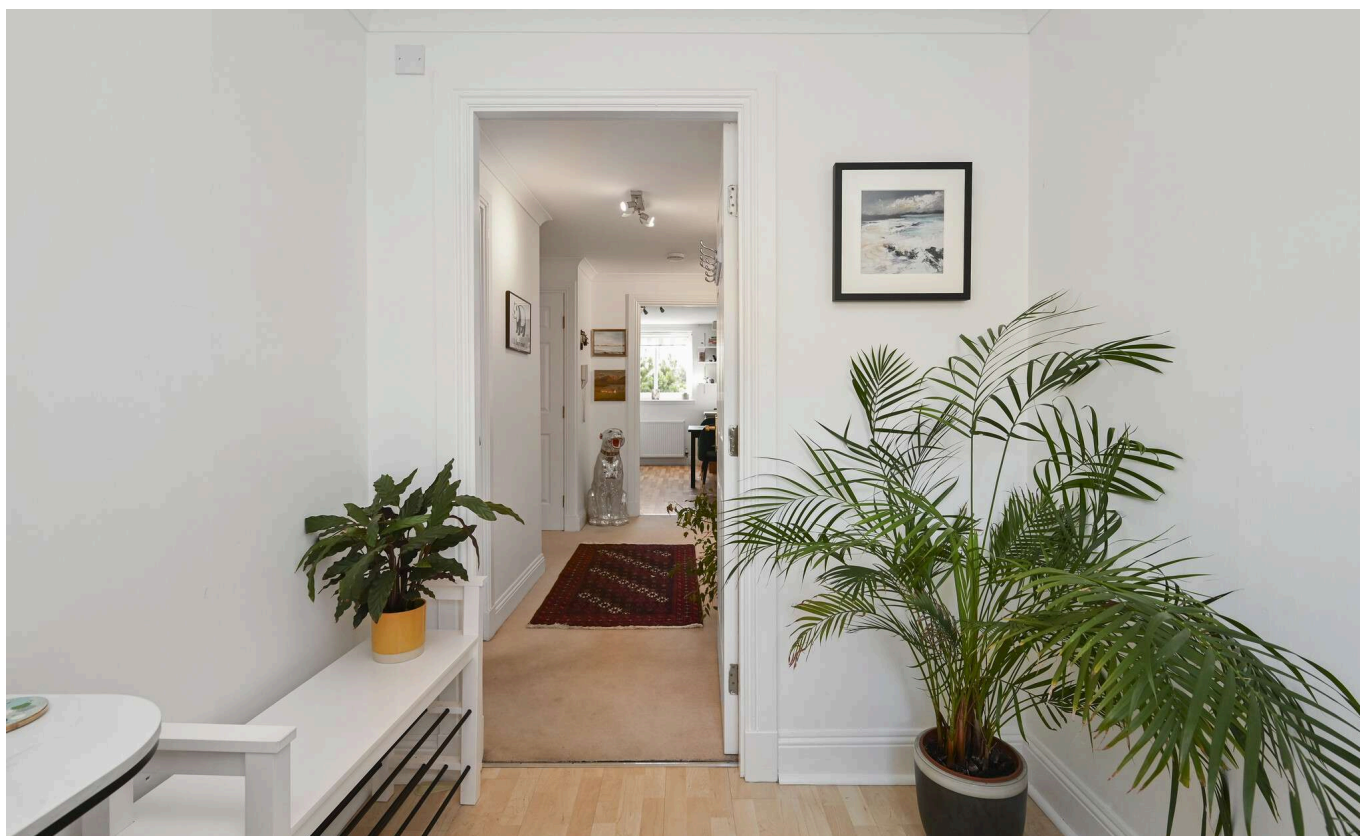
Ground floor

Combi boiler

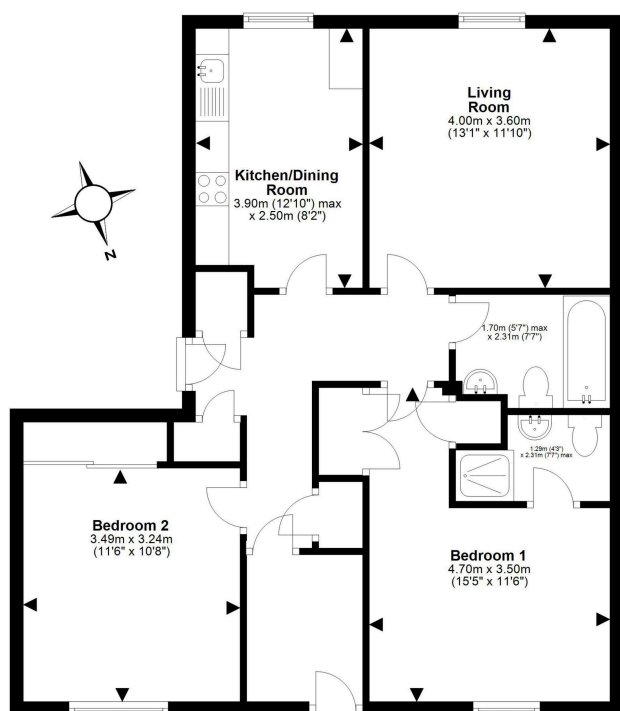
Allocated parking space

Modern building

Neutral interior







This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.

The popular area of Abbeyhill lies a short distance to the east of the city centre and offers a fantastic mix of residential properties including tenement flats, charming colony houses and new modern developments. There are excellent local shops nearby which cater for everyday needs, the retail outlet at Meadowbank Retail Park include a large Sainsbury's food store and Princes Street is just a short distance away. Providing further amenities is the Omni Centre and the new St James centre development is well under way. Holyrood Park is literally on the doorstep where pleasant walks and fantastic views from the top of Arthur's Seat can be enjoyed. Regular bus services provide ease of travelling in and around the surrounding area.

Extras

The items included in the sale of the property are the carpets, fitted floor coverings, light fittings and fixtures. The seller will not warrant the working order of the appliances, systems or services.

0131 270 7777

Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.

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