



6/1 Tytler Court
ABBAYHILL | EDINBURGH | EH8 8HJ


warners
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Well presented and generously proportioned three bedroom ground floor apartment with private front and back gardens in a quiet tucked away development including residents' parking and landscaped communal gardens. Access to the green expanse of Holyrood Park is from a neighbouring street and there are a variety of local and city centre amenities within easy reach. This lovely bright property is likely to appeal to both private buyers and buy to let landlords alike. It offers larger than average accommodation for a modern flat, including ample free floor space in the living/dining room with patio doors to the garden. The fitted kitchen comprises fridge/freezer, breakfast bar, gas hob, oven and fan, the boiler cupboard and washing machine. There are three well proportioned bedrooms, all with built in wardrobes - two benefitting from patio doors and the master also benefitting from an ensuite shower room. Completing the accommodation is the bathroom with shower over the bath.

- Entrance hall with storage
- Large living/dining room with patio doors
- Fitted kitchen
- Three double bedrooms, one with ensuite
- Private gardens
- Bathroom
- Gas central heating and double glazing
- Security entryphone system
- Residents' car park and Well kept communal gardens

All curtains, blinds & light fittings- as well as the oven, fridge-freezer and washing machine will be included in the sale.
EPC Rating C.

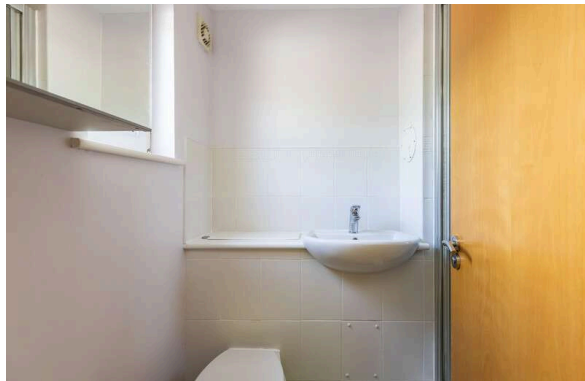
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





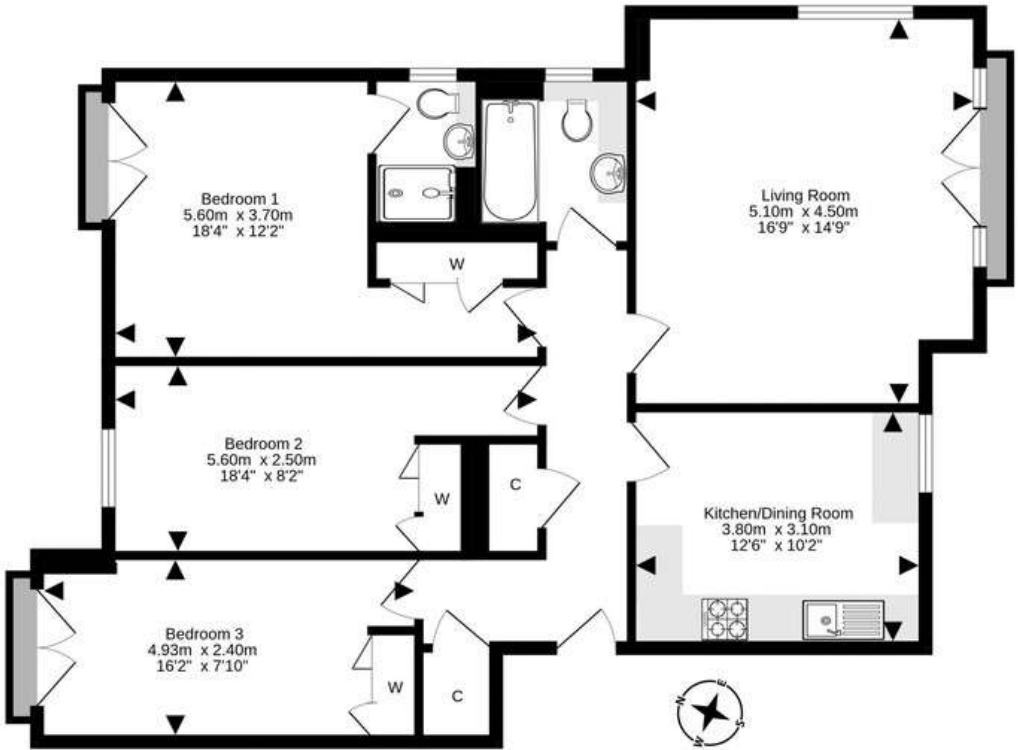
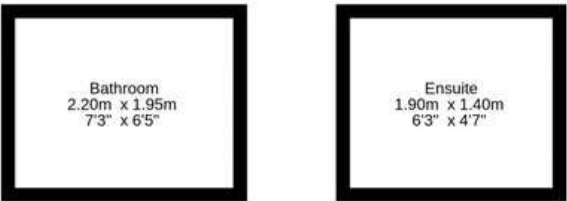
Abbeyhill, one of the oldest parts of Edinburgh, lies to the east of the City Centre close to the vast green expanse of Holyrood Park, where one can enjoy pleasant walks and fantastic views of the Capital from the top of Arthur's Seat. Areas nearby include Meadowbank and Holyrood. The mix of houses in Abbeyhill includes tenement flats built around the turn of the century, colony houses and new modern developments. The location is ideal for those connected to the Scottish Parliament. Local shops cater well for everyday needs, retail outlets at Meadowbank Retail Park include a Sainsburys food store and Princes Street is just a short journey away providing further amenities within St James' Quarter and Princes Mall. In fact, for the energetic, many parts of the City Centre are actually within walking distance and work is nearly complete on the new Meadowbank Sports Stadium, also located nearby. Regular bus services provide ease of commuting in and around the surrounding area and swift links to the City Centre.

Please note some photos included have being created with AI and do not represent the actual furnishings of the property.





Ground Floor



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2024