

COULTERS[®]

9 TYTLER COURT

ABBAYHILL, EDINBURGH, EH8 8HJ

 5 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Located on a quiet cul-de-sac just east of the city centre, 9 Tytler Court is a bright and spacious double upper villa offering exceptional flexibility over two levels. With five bedrooms and a generous footprint of 1,500square feet (140sqm) , the property has operated successfully as an HMO but also lends itself perfectly to use as a substantial family home or for professionals seeking space and convenience. The flat forms part of a well-maintained modern development and benefits from private residents' parking and a shared garden to front.

KEY FEATURES



Considerable double upper flat.



Flexible layout with up to 5 double bedrooms.



Shared garden to the front.



Residents' permit parking.



Nursery and primary school both very close by



Easy access to Holyrood Park

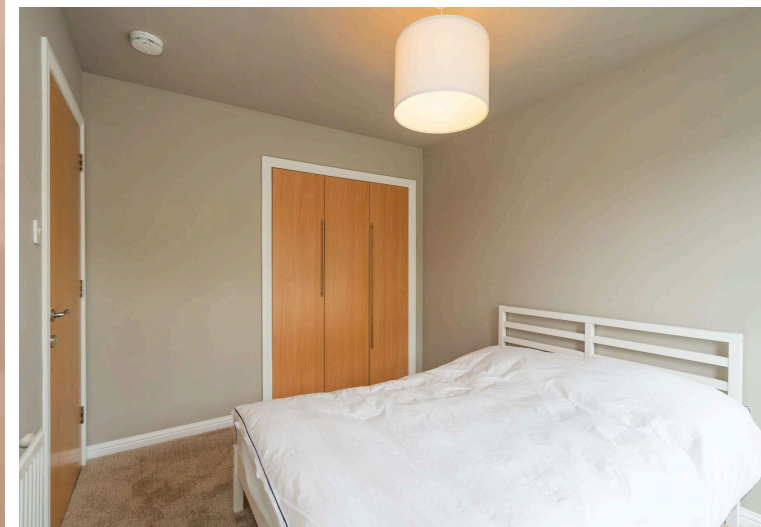


EPC Rating - C



Council Tax Band - F





Internally, the layout is versatile and well-proportioned, with the first floor comprising a large sitting/ dining room with French doors and Juliette balcony; fitted kitchen; two bedrooms; WC and plenty storage. Upstairs, there are three further bedrooms (all with built-in wardrobes) including a spacious principal bedroom with en suite shower room. A family bathroom with three piece suite and overhead shower completes the accommodation.

The property is well-presented, with neutral décor, gas central heating and double glazing throughout.

The factor is Hacking and Paterson and the factoring fee is approximately £900 per annum and includes block buildings insurance.





THE LOCAL AREA

Abbeyhill is a vibrant neighbourhood located a short distance to the east of Edinburgh's city centre. The area is within easy reach of the Scottish Parliament, Holyrood Palace, Calton Hill, St James Quarter and Waverley Station. Abbeyhill offers a wide range of amenities, including local shops, cafes, restaurants and pubs. There is also a Sainsbury's and Lidl supermarket at Meadowbank Retail Park.

Holyrood Park is just yards away and is a wonderful place to relax, walk or take part in the weekly Park Run held each Saturday morning. Meadowbank Sports Centre, a fantastic modern facility with gym, running track, basketball courts and more, is a five minute walk away. Portobello with its popular beach and promenade is just a ten minute drive away and there is quick access to shopping at Fort Kinnaird and The Jewel. The city bypass is also reachable within twenty minutes.

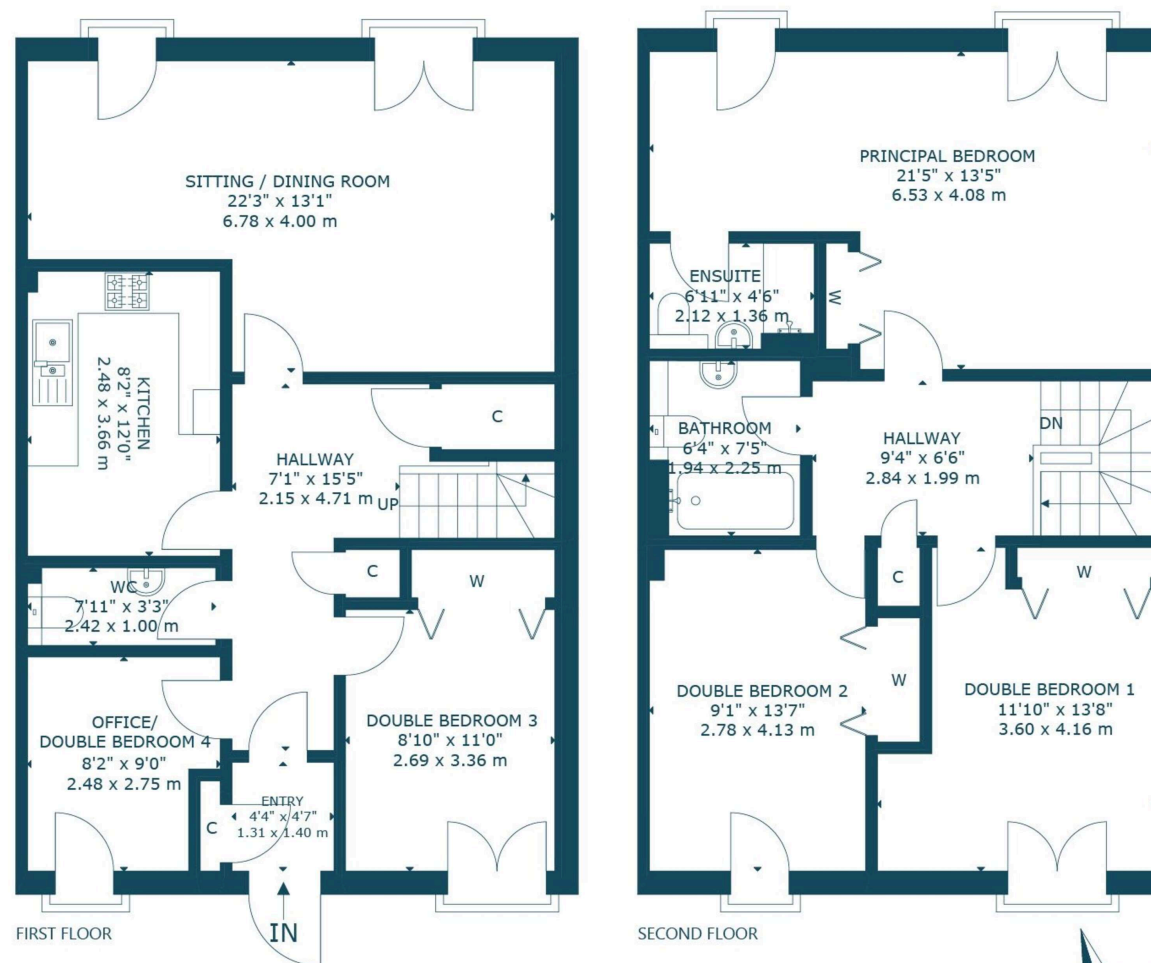
An excellent bus service operates from London Road and Abbey Mount with services that offer routes across the city as well as out to Edinburgh Airport. Bright Horizons Elsie Inglis nursery is just around the corner and Abbeyhill Primary School is a five minute walk away.

EXTRAS

All curtains, light fittings, fitted flooring and white goods are included in the sale price. Other items may also be available subject to separate negotiation.

HOME REPORT VALUATION: £350,000





9 TYTLER COURT, ABBEYHILL, EDINBURGH, EH8 8HJ

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY APPROXIMATE GROSS INTERNAL AREA 1,500 SQ FT / 140 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

Copyright © Nest Marketing www.nest-marketing.co.uk

GET IN TOUCH



www.coultersproperty.co.uk



0131 603 7333



enquiries@coultersproperty.co.uk

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.