



SPRING GARDENS



114/7 Spring Gardens  
ABBAYHILL | EDINBURGH | EH8 8EY

**warners**  
solicitors & estate agents



## 114/7 Spring Gardens, Abbeyhil

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Warners are delighted to present this superb starter home or investment buy, forming a light and spacious traditional top floor flat with lovely views to Arthur's seat and just minutes' walk from Holyrood Park and easy access to the city centre amenities.

The property boasts modern fittings throughout whilst still retaining its period charm with features such as ornate corning and real wood flooring. With plenty of natural light filtering into the twin windowed living/dining room, there is ample free floor space for both living and dining furniture and the contemporary separate kitchen benefits from a good range of modern floor and base units. Both bedrooms are double bedrooms and a modern bathroom with shower over bath completes the accommodation on offer. The property further benefits from a large attic space, access is available via the communal stairwell to your allocated section of the space, which has excellent development potential, further information is available for parties that this is of interest to. Early Viewing is highly recommended!

- Welcoming Entrance hallway with storage cupboard
- Twin Windowed Living/Dining room with real wood floor and ornate corning
- Well-equipped contemporary fitted Kitchen
- Two Double Bedrooms
- Modern Bathroom with shower over bath
- Gas central heating
- Double glazing
- Shared rear garden
- Access to large attic space via communal stairwell

Council Tax B and Energy Rating D

A fee of approximately £30 is payable every six months for gutter cleaning.

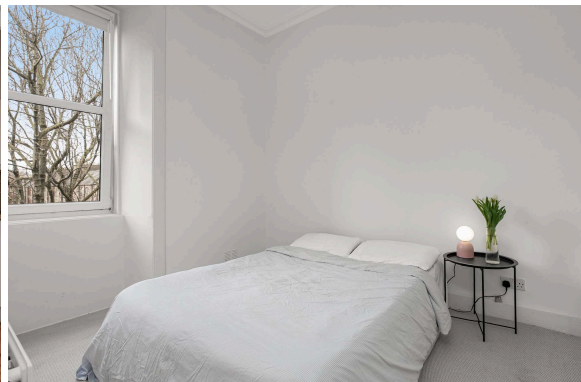
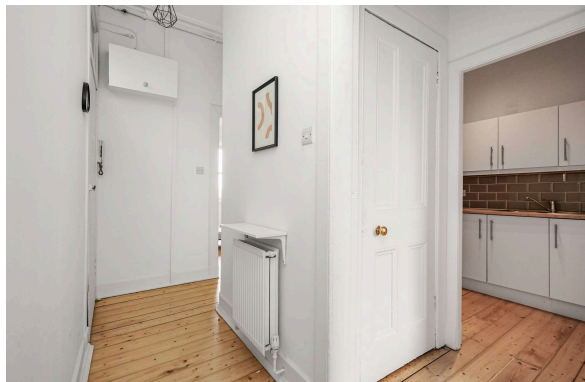
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.

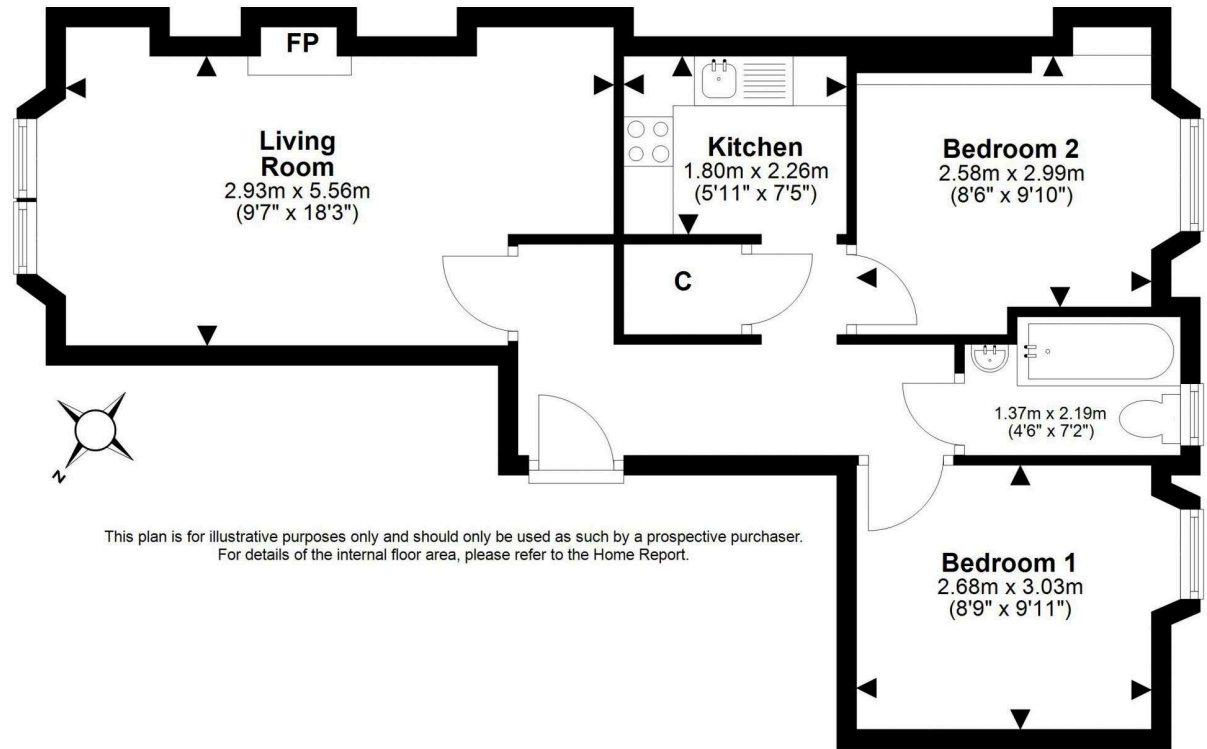
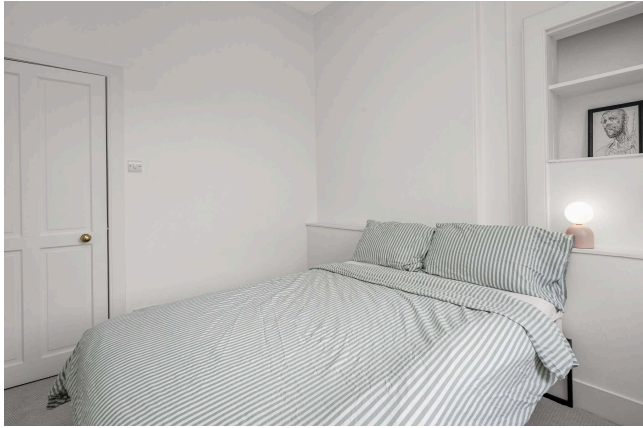




All fittings and fixtures will be included in the sale, furniture can be negotiated separately.

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 and local shops cater well for everyday needs. Also within easy reach are the retail outlets at Meadowbank Retail Park, including a Sainsbury's food store plus a great choice of shops and leisure facilities at St James' Quarter and Princes Mall. In fact, for the energetic, many parts of the City Centre are within walking distance. The recently refurbished Meadowbank Sports Centre is close at hand and boasts a gym, caf, outdoor football pitch, athletics track and a choice of fitness studios. Regular bus and tram services provide ease of commuting in and around the surrounding area and swift links to the City Centre.





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.