



**114, 1F3 Spring Gardens**  
Edinburgh, EH8 8EY

**A**

*"114 (1F3) Spring Gardens is a beautifully presented, one bedroom first floor flat forming part of a traditional tenement building situated in the highly regarded Abbeyhill district"*

- WELL MAINTAINED STAIRWELL
- ENTRANCE HALLWAY
- LIVING ROOM WITH USEFUL STUDY AREA
- KITCHEN / DINING ROOM
- DOUBLE BEDROOM
- SHOWER ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- COMMUNAL REAR GARDEN
- ON STREET PERMIT PARKING
- EXCELLENT LOCAL AMENITIES
- GREAT TRANSPORT LINKS
- SHORT WALK TO ARTHURS' SEAT & HOLYROOD





### LOCATION

Abbeyhill is a popular and established residential area lying to the east of the city centre. In the immediate vicinity, there is a range of shops and local amenities including Meadowbank Shopping Park which includes a Sainsbury's store and Marks & Spencer retail outlet, further afield lies the Edinburgh Omni Centre. Leisure and recreational facilities are provided for by Meadowbank Sport Centre, Power League 5-a-side pitches, Virgin Active Fitness Club and various outdoor bowling clubs. The property is located close to the Palace of Holyroodhouse, the Scottish Parliament Building, and the Edinburgh Playhouse. Lovely walks can be had at Holyrood Park and Regent Gardens. There is a range of nursery, primary and secondary schools in the area such as Abbeyhill Primary School, St Thomas of Aquins High School, George Heriot's and at further education level, The University of Edinburgh. The area is well served by a number of regular bus routes into the city and to towns and villages down the East Coast. The link to the city bypass gives access to the A1, Edinburgh Airport and motorway network.

### COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band B, however, please check with the local authority.



### DESCRIPTION

114 (1F3) Spring Gardens is a beautifully presented, one bedroom first floor flat forming part of a traditional tenement building situated in the highly regarded Abbeyhill district, located a short walk from Arthurs' Seat and Holyrood Park. Entered through a well maintained stairwell, the immaculate accommodation comprises: entrance hall with Edinburgh Press cupboard; bright and spacious living room with useful study area, leading through to well-equipped modern kitchen and dining area; generous double bedroom and contemporary shower room with mains operated shower. Further benefits include: gas central heating; double glazing; neutrally decorated throughout; communal rear garden; on street permit parking; easy access to city centre; excellent local amenities and great transport links.

### EPC RATING

The energy efficiency rating for this property is band C

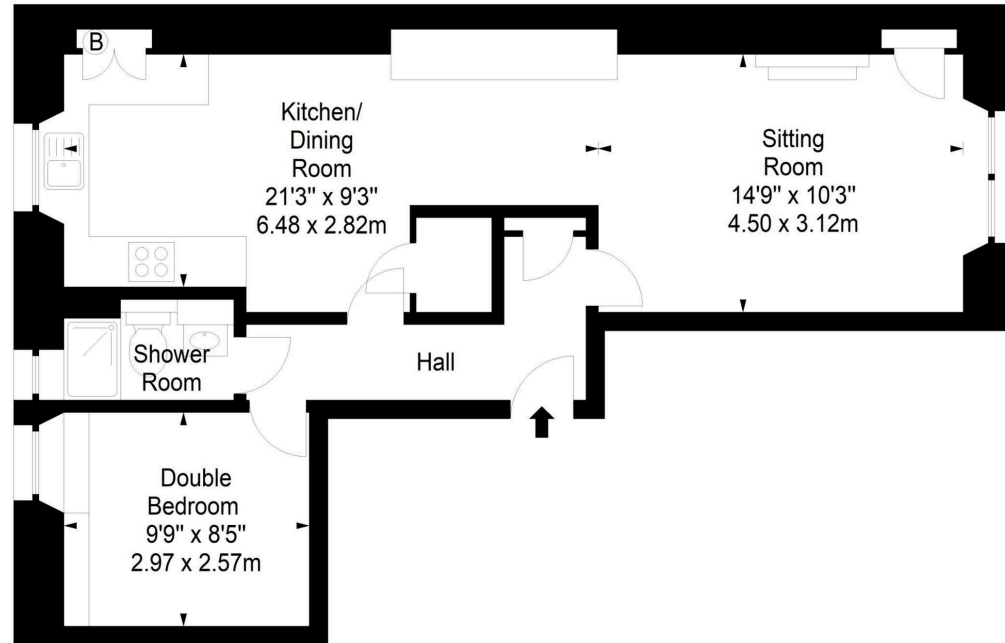
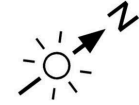
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Spring Gardens,  
Edinburgh,  
Midlothian, EH8 8EY



Approx. Gross Internal Area  
572 Sq Ft - 53.14 Sq M  
For identification only. Not to scale.  
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