



7/6 Tytler Gardens
ABBAYHILL | EDINBURGH | EH8 8HS

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Set in a quiet cul-de-sac, seconds from Holyrood Palace, the Scottish Parliament and Arthur's Seat is this immaculately presented second floor apartment. This 25% share offers an excellent opportunity surrounded by manicured communal grounds and ample resident's parking.

The accommodation comprises a welcoming entrance hallway with two storage cupboards, a bright lounge, a contemporary kitchen with attractive units with generous dining space, two well-proportioned double bedrooms (both with built-in wardrobes) and the flat is completed by a new bathroom with shower over bath.

The remaining 75% share of the property is owned by Castle Rock Edinvar Housing Association. Any new purchaser must meet the eligibility criteria for Shared Ownership and will be required to undergo a financial assessment and approval by the Association. At the time of writing, a monthly occupancy payment of £313.25 is payable to the Association. In addition to this there is a variable quarterly payment to the Property Factor to cover the upkeep of the communal areas.

- Excellent 25% share opportunity
- Quiet setting moments from Holyrood Palace
- Welcoming hallway with storage
- Bright lounge
- Contemporary dining kitchen
- Two large double bedrooms
- Stylish new bathroom
- Gas central heating
- Double glazing
- Ample resident's parking

Factor costs around £250 every three months.

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 the new Meadowbank Sports Stadium is located nearby, with another gym just across the road. Regular bus services provide ease of commuting in and around the surrounding area and swift links to the City Centre.

Energy rating B, Council Tax Band D. Factor costs around £250 every three months.
All furniture and kitchen appliances can be available by separate negotiation.





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.