

COULTERS<sup>®</sup>

# 1/13 TYTLER GARDENS

MEADOWBANK, EDINBURGH, EH8 8HQ

 1 BED  1 BATH  1 PUBLIC



## TAKE A LOOK INSIDE

Tucked away, just a short walk from the wide, green open spaces of Holyrood Park sits 1/13 Tytler Gardens. This one bedroom top (third) floor flat offers bright, well proportioned accommodation in an established, modern development with communal grounds, located in popular Abbeyhill. The property could benefit from some upgrading, but has the potential to create a delightful home.

Entered by way of an entry phone system, the front door opens onto the hall where there are two cupboards. The dual aspect sitting room / dining room has a south and easterly outlooks provided by three windows.

## KEY FEATURES



Mature modern apartment a stone's throw from Holyrood Park.



Bright double bedroom.



Well maintained landscaped communal grounds.



Residents' permit holder parking.



Located in the popular area of Abbeyhill to the East of the city centre.



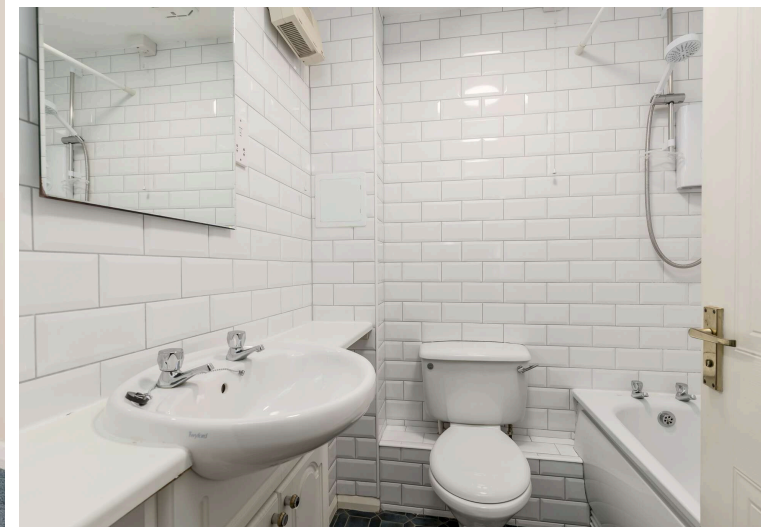
Excellent local amenities nearby.



EPC Rating - D



Council Tax Band - C



The fitted kitchen is also flooded with light, benefitting again from its southerly aspect. Fitted with wall and base mounted cabinetry incorporating an electric hob, oven and extractor hood. A practical, deep pantry cupboard is also located off.

The double bedroom has an easterly outlook. Completing the internal accommodation is a bathroom with modern metro style tiling and a white suite comprising; bath (with shower over), WC and wash hand basin.

Heating and hot water are electric and there is residents' permit holder parking.



## THE LOCAL AREA

Abbeyhill enjoys an ideal location with some of the capital's top attractions like the Royal Mile, Parliament, Holyrood Palace and Arthur's Seat, all on your doorstep, with The Shore and Portobello districts only a short distance away as well. There is a wide range of independent shops, boutiques, cafés, eateries and pubs in the immediate area. Large retail and fast-food outlets such as Sainsbury's are on offer at Meadowbank Retail Park. With the city centre being within walking distance, worldclass shopping and entertainment are easily accessible. London Road boasts superb public transport links with very regular day and night buses connecting you to all parts of the city. Waverley train station is just a short distance away, making commuting from Abbeyhill fast and convenient. For the outdoor enthusiast, Arthur's Seat, Holyrood Park and Calton Hill all offer vast open spaces and spectacular panoramic views of the city. Edinburgh cycle paths are also close at hand. Meadowbank Sports Centre provides state-of-the-art sports facilities, including indoor and outdoor athletic tracks and a range of gyms and fitness studios.

## EXTRAS

All light fittings, fitted flooring and integrated kitchen appliances are included in the sale price.

**HOME REPORT VALUATION: £165,000**



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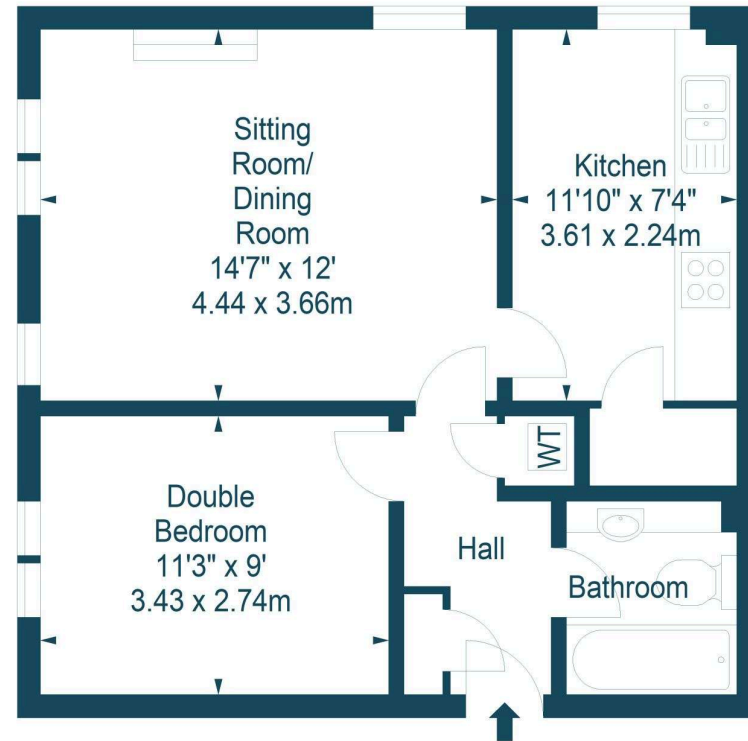


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**Tytler Gardens,  
Edinburgh,  
Midlothian, EH8 8HQ**



Approx. Gross Internal Area  
484 Sq Ft - 44.96 Sq M  
For identification only. Not to scale.  
© SquareFoot 2026



Third Floor

## 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.