



6/3 Tytler Court
ABBAYHILL | EDINBURGH | EH8 8HJ


warners
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Beautifully presented three-bedroom, first floor flat forming part of an established modern development in the sought-after Abbeyhill district of Edinburgh, just east of the city centre.

This stunning apartment has been tastefully decorated to a high standard throughout and is offered to the market in move in condition. The spacious living room is flooded with an abundance of natural light, and from here French doors open out to a delightful Juliet balcony. The separate kitchen dining room is also of a good size, and similarly benefits from Juliet balcony.

The principal bedroom boasts a stylish ensuite shower room and benefits from Juliet balcony and integral wardrobe storage. The two further bedrooms are both well-sized doubles offering integrated wardrobe storage, with both rooms having the potential to be employed as an ideal home office, study, or gym giving the property a good degree of flexibility. A family bathroom completes the internal accommodation.

Outstanding local amenities include Meadowbank Sports Centre and Retail Park, and the property is conveniently located to offer easy access to excellent public transport links.

Offering immense appeal to a range of buyers in addition to holding investment potential, early viewing is highly recommended.

- Three-bedroom, first floor flat
- Sought-after location
- Living room
- Kitchen/dining room
- Principal bedroom with ensuite
- Two further double bedrooms
- Bathroom
- Residents' car park

Energy Rating C. Council Tax band F.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Included in the sale will be all blinds, the fridge freezer, integrated oven, hob and microwave. Items of furniture may be available by separate negotiation.

Factor fees of approx £275-£300 per quarter.

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, cafe, 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.