



114/7 Spring Gardens
ABBNEYHILL | EH8 8EY

warners
solicitors & estate agents



114/7 Spring Gardens

ABBEYHILL | EH8 8EY

Warners is delighted to present this exceptional top-floor traditional apartment, an ideal starter home or investment opportunity. Boasting stunning views of Arthur's Seat and situated just a short walk from Holyrood Park, this charming property offers easy access to the city centre and a wealth of local amenities.

The flat seamlessly blends modern comforts with period character, featuring elegant ornate cornicing coupled with high ceilings. The bright and spacious twin-windowed living/dining room is flooded with natural light, providing ample space for both relaxation and entertaining. A sleek, contemporary kitchen is fitted with a range of stylish base and wall-mounted units, offering both functionality and style.

Both bedrooms are well-proportioned doubles, ensuring comfortable living space, while a modern bathroom with a shower-over-bath completes the accommodation.

- Two Bedroom top floor apartment boasting views to Arthurs Seat, just a short walk from Holyrood Park
- Welcoming Entrance hallway with storage cupboard
- Twin Widowed Living/Dining room featuring ornate cornicing and there is ample space for relaxing and dining furniture
- Well-equipped contemporary fitted Kitchen
- Two Double Bedrooms
- Modern Bathroom with stylish three piece suite, shower over bath
- Gas central heating and double glazing
- Shared rear garden
- Unrestricted on-street parking

The property will be sold as seen with all appliances included.

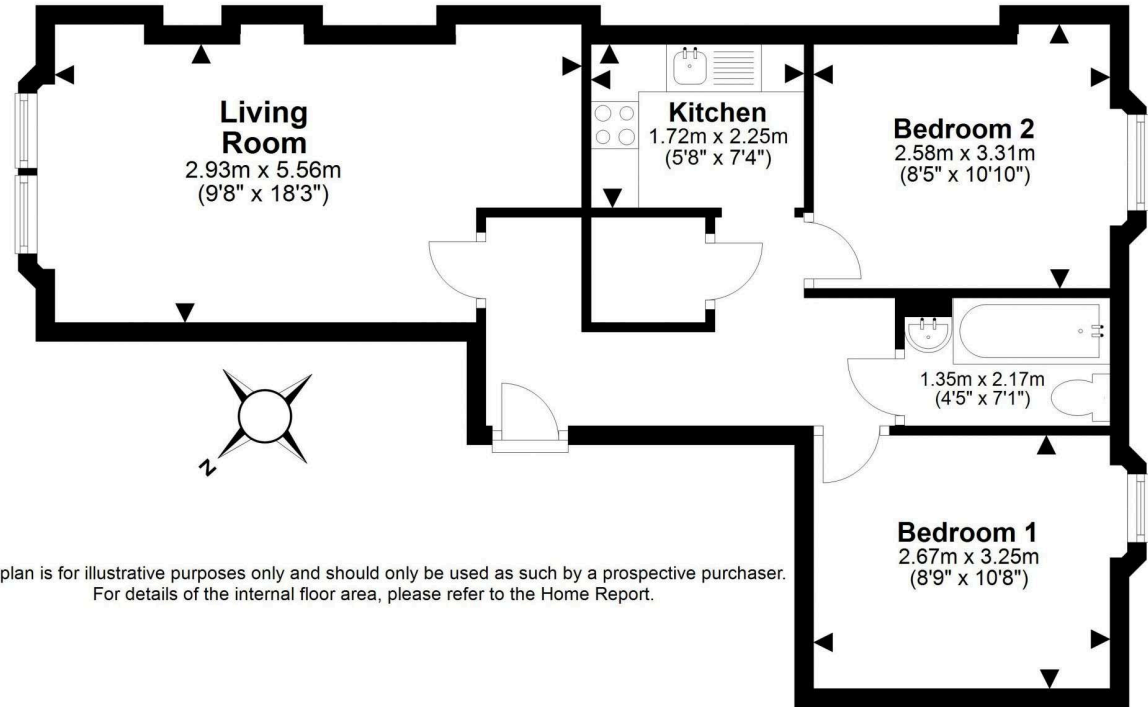
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



There are no factoring charges associated with this property.
EPC Rating D.

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 Sainsburys 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.