




McEwan Fraser Legal

Solicitors & Estate Agents

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4/5 Tytler Gardens

ABBYHILL, EDINBURGH, EH8 8HQ



EDINBURGH

Abbeyhill is a very popular residential district lying to the east of the City Centre. It takes its name from the road that runs between Abbey Strand, at Holyrood Palace, up to Regent Road/Montrose Terrace. Generally speaking, it stretches from the Palace over to Waverley Park and Spring Gardens in one direction, and up to London Road, at the top of Easter Road in another. It comprises mainly stone-built tenement properties, built around the turn of the century. The area is primarily residential and is within the easiest possible reach of the city centre.

Using one of the many and frequent bus services that pass through Abbeyhill, Princes Street is generally no more than seven or eight minutes away. In fact, for the energetic, many parts of the city centre are actually within walking distance.

At the point where Abbeyhill meets Easter Road, there is a very good choice of local shopping facilities, extending quite far down Easter Road itself. This area also provides a choice of banking, building society and post office services. Prices tend to be competitive and for all normal daily requirements, there really is no need to leave the area! However, when more extensive facilities are required, it really is a simple matter to travel along London Road into the city centre itself.





LOUNGE / KITCHEN



4 / 5 TYTLER GARDENS

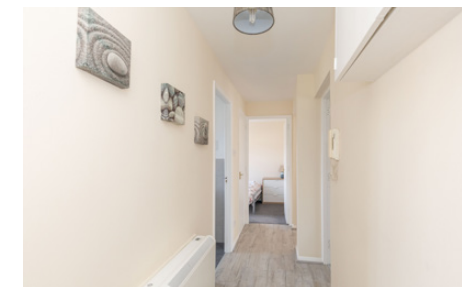
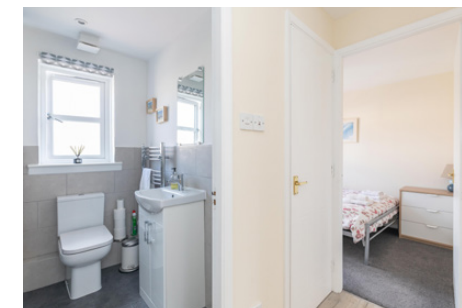
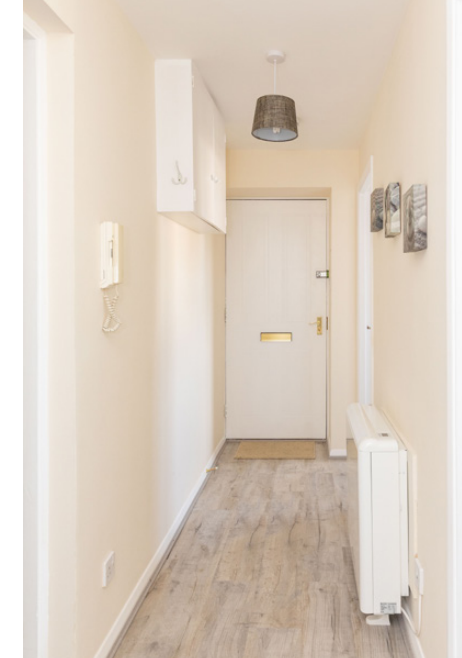
McEwan Fraser Legal is delighted to market this beautifully presented, two-bedroom flat, in true "walk-in-condition". The size and internal condition makes this a highly desirable property for any purchaser. The flat has been designed to maximise the natural available light to create a modern ambience and has been decorated throughout with a contemporary neutral theme. As one would expect, room dimensions are generous, and the accommodation has been arranged to offer both flexibility and individuality.

The apartment is entered via a welcoming hall and provides access to all rooms including storage cupboards. The lounge is flooded with natural light and provides plenty of space for furniture configurations. The kitchen is fitted with a good range of floor and wall mounted units, providing generous worktop space as well as space for fridge freezer and washing machine.

The master bedroom allows plenty of space for free-standing furniture and different configurations, while bedroom two offers similar, with the benefit of built in storage. In addition, there is a good sized, partially tiled, modern, three-piece bathroom, with shower over bath and towel rail.

The property also benefits from: electric heating, double glazing, secure door entry system and free residential parking.

" FANTASTIC TWO BEDROOM FLAT IN POPULAR RESIDENTIAL LOCATION. "

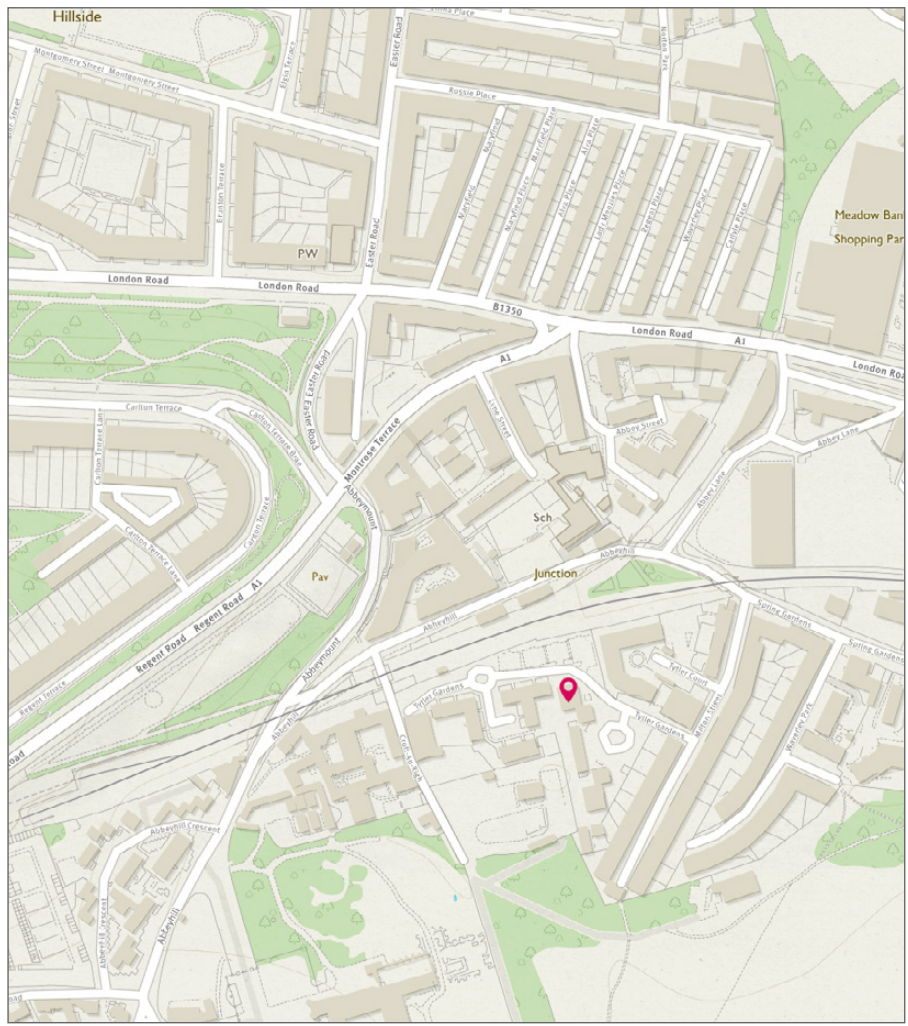




BEDROOMS / BATHROOM



FLOOR PLAN, DIMENSIONS, LOCATION



Approximate Dimensions (Taken from the widest point)

Lounge	4.30m (14'1") x 3.60m (11'10")
Kitchen	2.95m (9'8") x 1.90m (6'3")
Bedroom 1	3.26m (10'8") x 3.16m (10'4")
Bedroom 2	2.84m (9'4") x 2.14m (7')
Bathroom	1.89m (6'2") x 1.82m (6')

Gross internal floor area (m²): 51m² | EPC Rating: C

Image credit: <https://www.hanrahanres.co.uk/gallery>




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**Part
Exchange
Available**

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