



112

SPRING GARDENS

Abbeyhill, Edinburgh, EH8 8EY

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**MCEWAN FRASER LEGAL IS
DELIGHTED TO PRESENT TO
THE MARKET THIS COMPACT
RETAIL UNIT SITUATED
WITHIN A 5-MINUTE WALK TO
EDINBURGH CITY CENTRE.**



The unit requires a little TLC which is reflected in the competitive marketing price. However, offers flexible accommodation making this an excellent opportunity to own your own shop only a few minutes from the City Centre or alternatively a buy-to-let investor looking for a great return.

Accommodation comprises a main retail space to the front of the shop with a floor-to-ceiling window and door leading directly to the street. There is a store room to the rear which is a good size and small WC area.



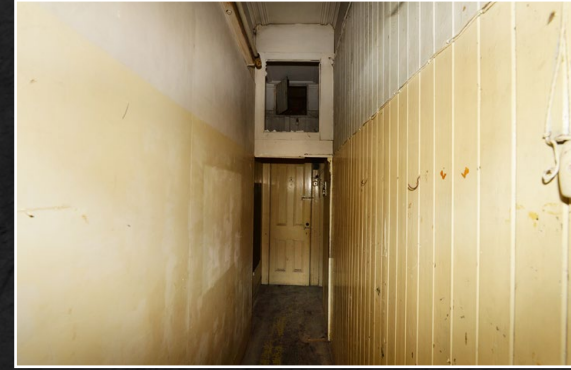
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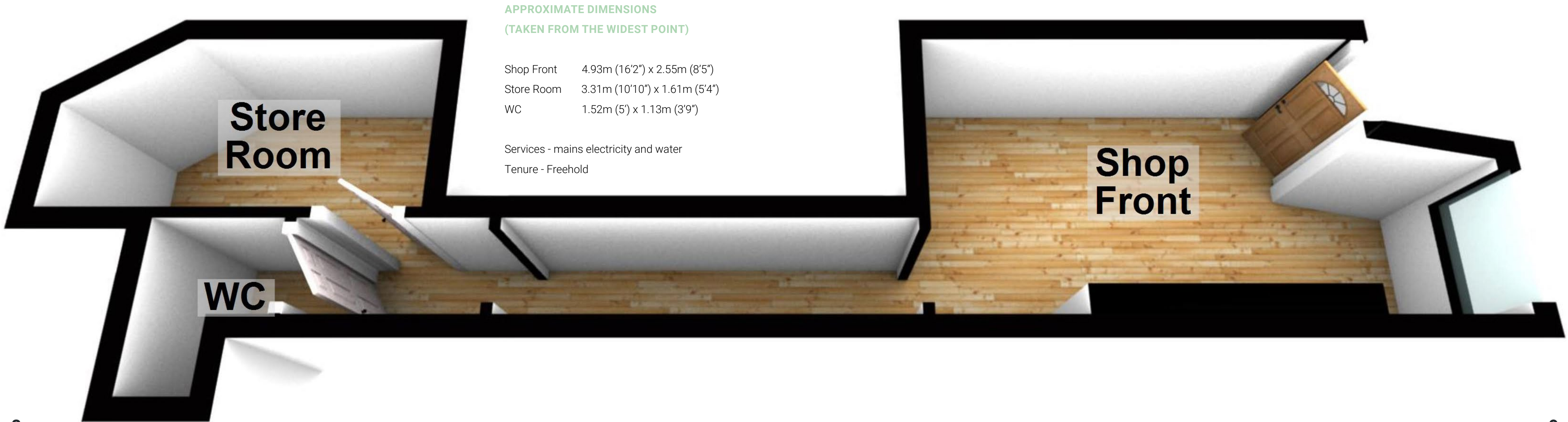
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**APPROXIMATE DIMENSIONS
(TAKEN FROM THE WIDEST POINT)**

| | |
|------------|-------------------------------|
| Shop Front | 4.93m (16'2") x 2.55m (8'5") |
| Store Room | 3.31m (10'10") x 1.61m (5'4") |
| WC | 1.52m (5') x 1.13m (3'9") |

Services - mains electricity and water
Tenure - Freehold

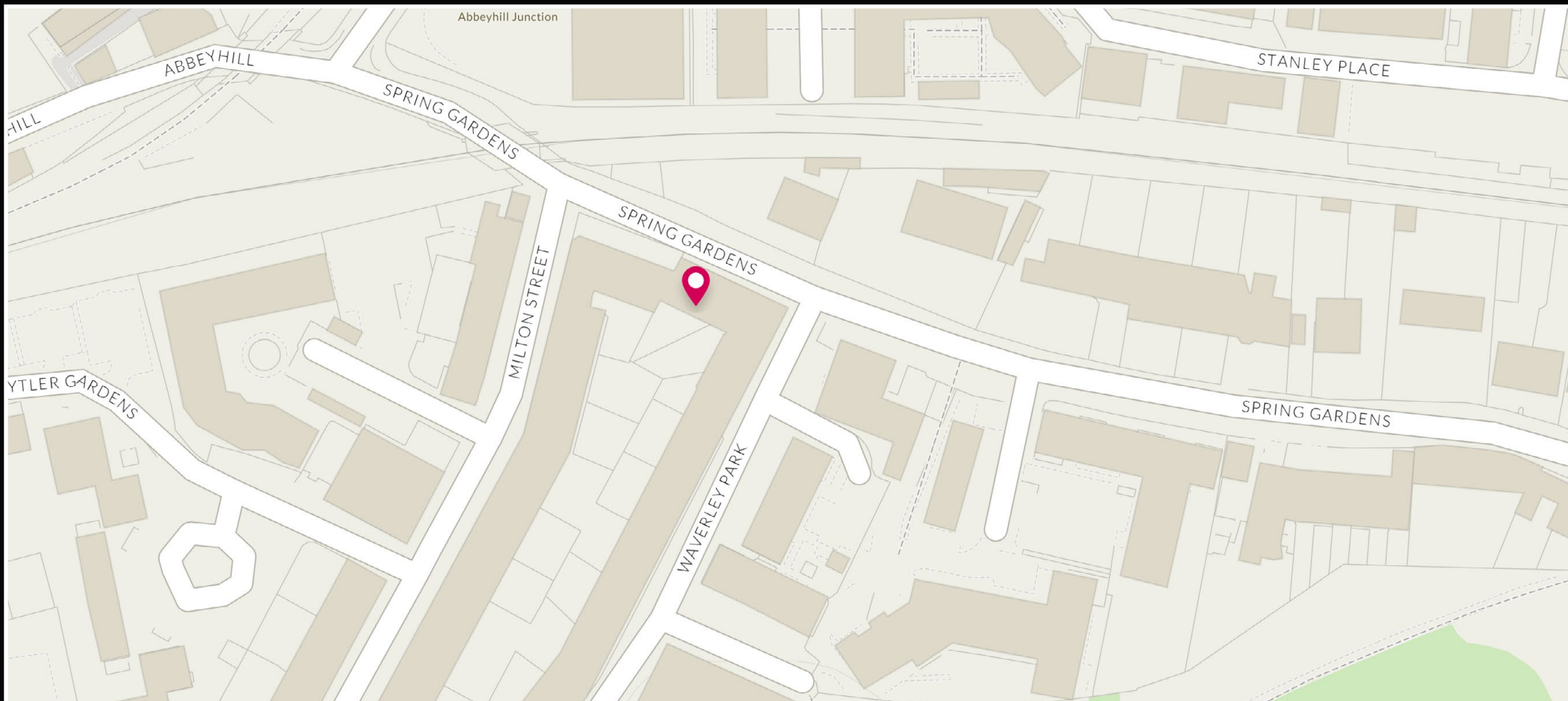
THE LOCATION

**ENJOYING A CONVENIENT,
CENTRAL LOCATION ON THE EDGE
OF HOLYROOD PARK AND WITHIN
A 10-15 MINUTE WALK OF PRINCES
STREET, HARVEY NICHOLS
AND THE ST JAMES SHOPPING
CENTRE, THIS MAKES SPRING
GARDENS A FANTASTIC LOCATION.**



Although the city centre is within easy walking distance the area offers a wide range of local shops and services for every day use. There is a comprehensive range of shops and amenities available on London Road, Easter Road and at the Meadowbank Retail Park, which includes a Sainsbury's Supermarket. Holyrood Park and Arthur's Seat are located minutes from the property, adding to the feeling of being deep in the countryside.

Recreational facilities are found at both Craighentenny and Duddingston Golf Courses which are a short distance away. Regular bus services run to and from the city centre and the Edinburgh city bypass is within easy reach.



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