

8/2 Tytler Gardens

ABBEYHILL, EDINBURGH, EH8 8HS



*SPACIOUS TWO BEDROOM GROUND FLOOR
FLAT IN ABBEYHILL*



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McEwan Fraser Legal is delighted to present this two-bedroom ground floor flat. For sale is 1/4 share of the property*. The property is in excellent condition, having been well cared for by the current owner. Recently upgraded and fully redecorated, with new carpets and vinyl throughout. A new boiler has also been recently installed.

Inside, the property comprises of:

- Fully equipped spacious kitchen/dining room with new worktops and sink
- Spacious living area overlooking the well landscaped communal grounds
- Two spacious double bedrooms with fitted wardrobes
- Well equipped bathroom with a bath/shower
- Large walk-in cupboard and another shelved cupboard
- High-speed Fibre broadband

The property benefits from residents' parking and a private drying green. In addition to this, it is worth noting that the communal stair is due to undergo a major re-vamp. The refurbishment has already been approved by Castle Rock Edinvar and the potential buyer will not have to pay anything towards this cost.

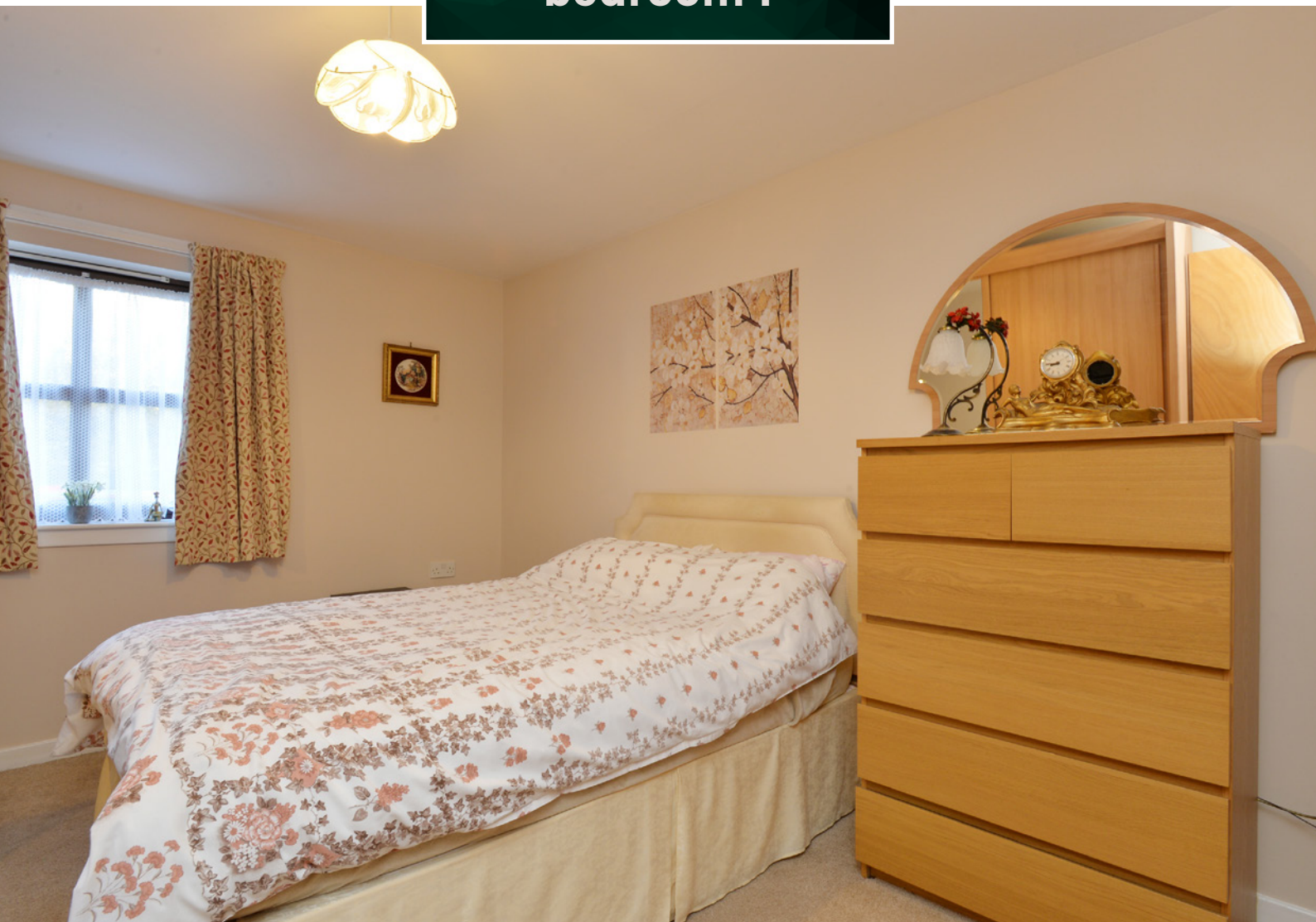


the kitchen





bedroom 1





bedroom 2

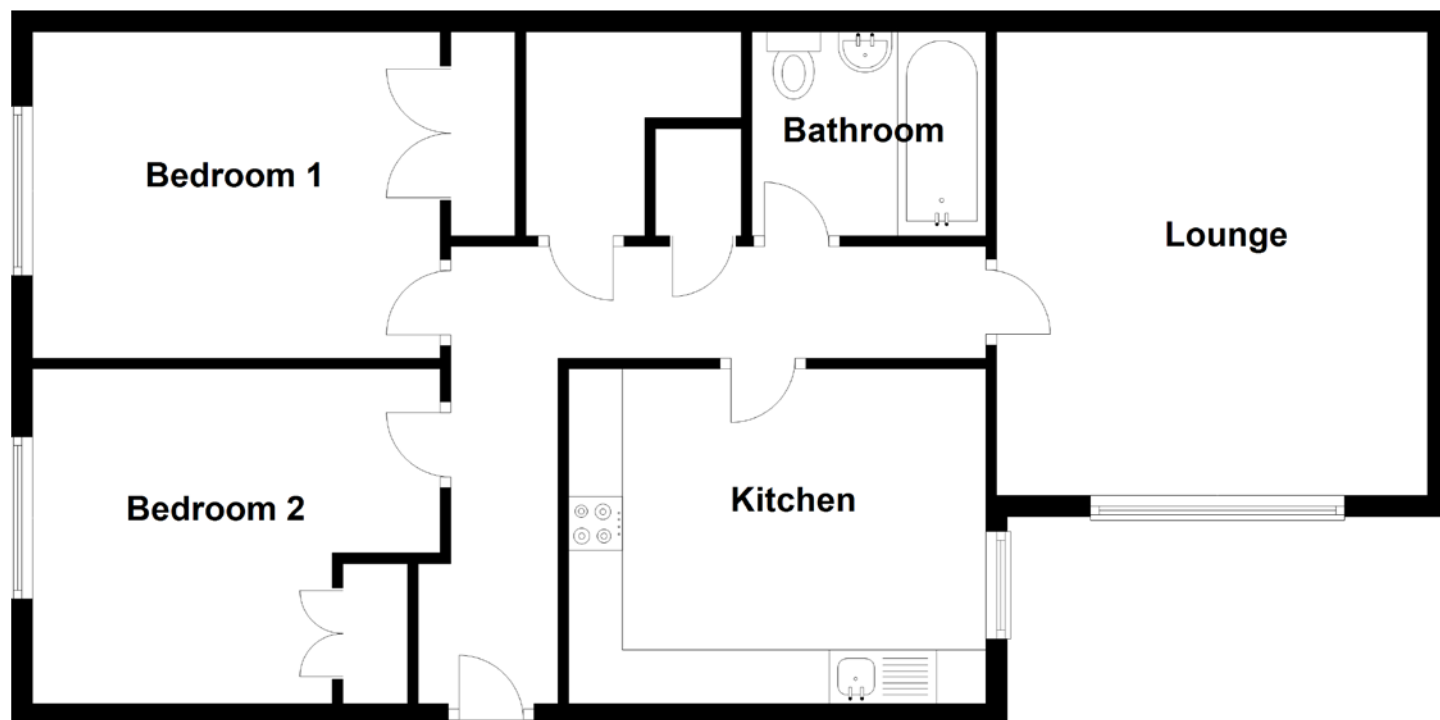




Extras (Included in the sale):

****The remaining 75% share of the property is owned by Castle Rock Edinvar Housing Association. Any new purchaser must meet the eligibility criteria for Shared Ownership and will be required to undergo a financial assessment and approval by the Association. At the time of writing, a monthly occupancy payment of £223.25 is payable to the Association. In addition to this, there is a variable quarterly payment to the Property Factor to cover the upkeep of the communal areas.***

A guide, which explains the eligibility criteria for Shared Ownership and Shared Ownership Application forms are available upon request.



Approximate Dimensions

(Taken from the widest point)

Lounge	4.32m (14'2") x 4.02m (13'2")
Kitchen	3.89m (12'9") x 3.26m (10'8")
Bedroom 1	3.80m (12'6") x 3.04m (10')
Bedroom 2	3.80m (12'6") x 3.12m (10'3")
Bathroom	2.34m (7'8") x 1.98m (6'6")

Gross internal floor area (m²): 75m²

EPC Rating: C

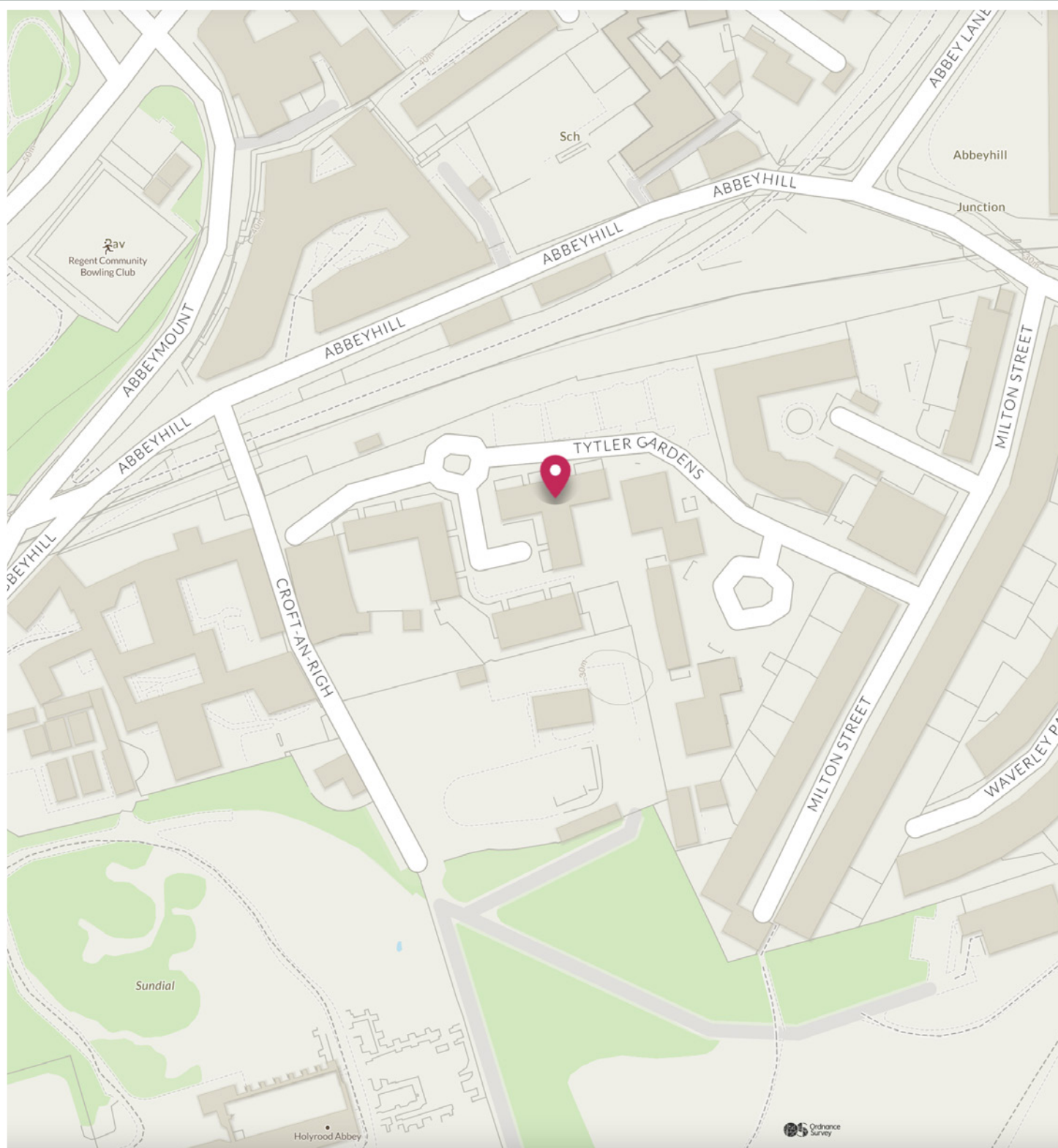




Abbeyhill is a popular residential district lying to the east of Edinburgh's bustling city centre. It takes its name from the historic ruined Abbey at Holyrood Palace and is situated between the Palace itself, Waverley Station and London Road. As a central area in the city, Abbeyhill is comprised mainly of stone-built tenement properties dating from around the 1890s. The area is primarily residential, not a major retail or commercial area, and is within the easiest possible reach of the city centre, combining accessibility with the quiet feel of a suburb.

Using one of the frequent bus services that pass through Abbeyhill, the city centre is just a short journey away, no more than seven or eight minutes. In fact, for the energetic, many parts of the city centre are just a short walk away.

Although quiet, Abbeyhill has all the necessary local amenities such as local shops, banking, building society and Post Office services. The nearby Meadowbank Retail Park provides shops and a supermarket, meaning that in Abbeyhill all your daily needs are also within walking distance.



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