

# 19/1 Spring Gardens

ABBEYHILL, EDINBURGH, EH8 8HU



*BEAUTIFULLY PRESENTED TWO-BEDROOM  
UPPER APARTMENT IN THE HIGHLY DESIRABLE  
AREA OF ABBEYHILL*



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McEwan Fraser is delighted to present this stylish two-bedroom upper apartment, which forms part of a striking Victorian house. The property is finished to an exemplary standard, with the archway and stairs being updated original features, and it enjoys a fantastic position close to some of Edinburgh's leading retail outlets and recreational facilities.

The accommodation is focused on a beautiful living room which runs the length of the property with stunning views to the rear and the front, views from the front look directly onto Arthur's Seat.







The kitchen is neutrally finished and naturally bright with light arriving through two traditional sash and case double-glazed windows. There is plenty of room for a dining table and supporting furniture. The kitchen has a generous amount of storage and a range of integrated appliances.











Bedroom one is a generous double with ample space for free-standing furniture. There is plenty of space for a larger style of bed and plenty of supporting furniture. Bedroom two is a further double bedroom that would make for an ideal guest room or home office if needed.







**Bedroom 2**







The property has a striking modern bathroom which is partially tiled and finished with a mains shower over the bath, and a separate WC accessed directly opposite.







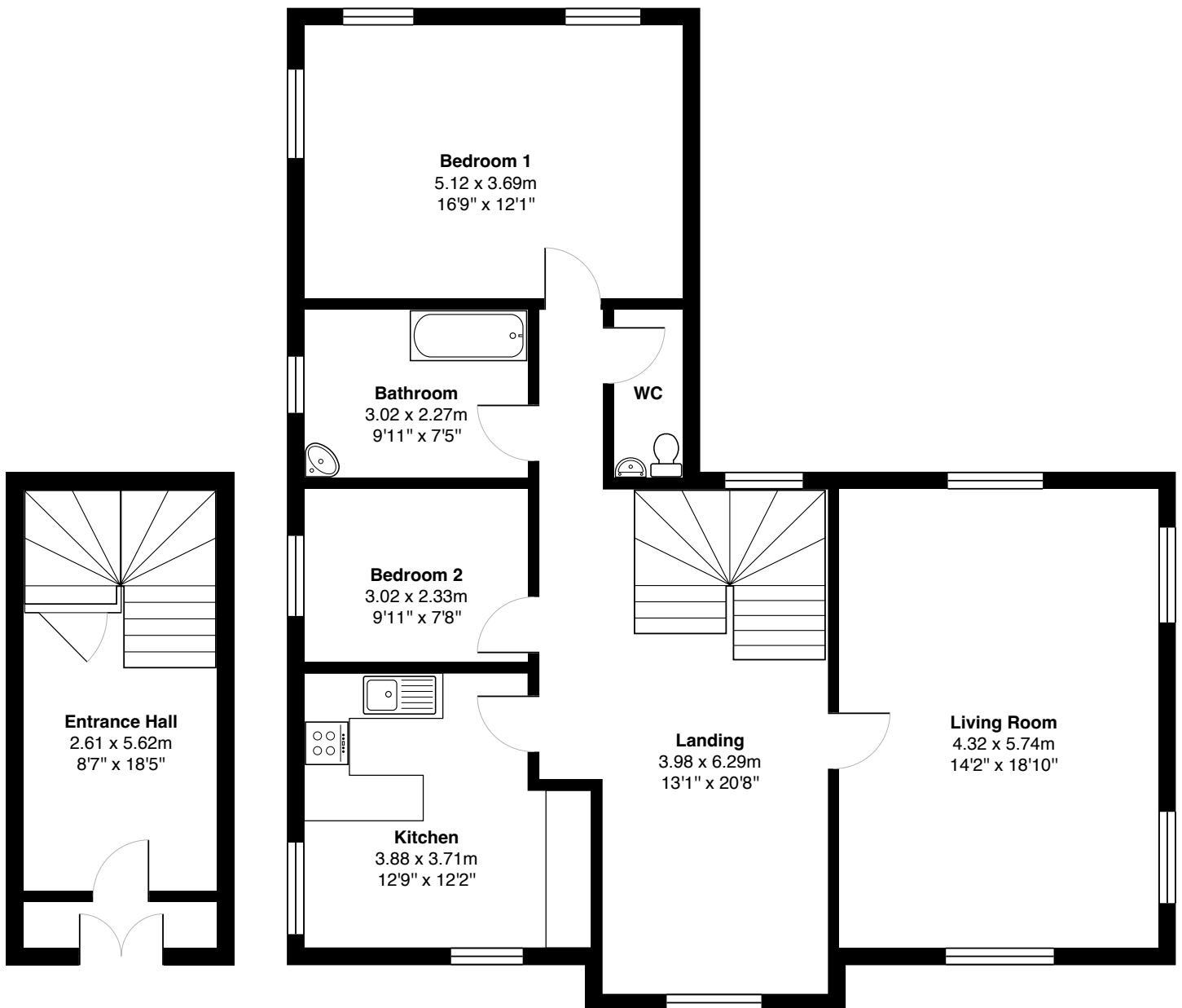




For extra warmth and comfort, the property boasts a multi-fuel log burner which can be found in the landing/snug area.







Gross internal floor area (m<sup>2</sup>): 116m<sup>2</sup>

EPC Rating: D





Externally, there is a large driveway, two off-road parking spaces and wrap-around gardens that are fully enclosed for privacy. Viewing is highly recommended to appreciate the accommodation on offer.



















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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.

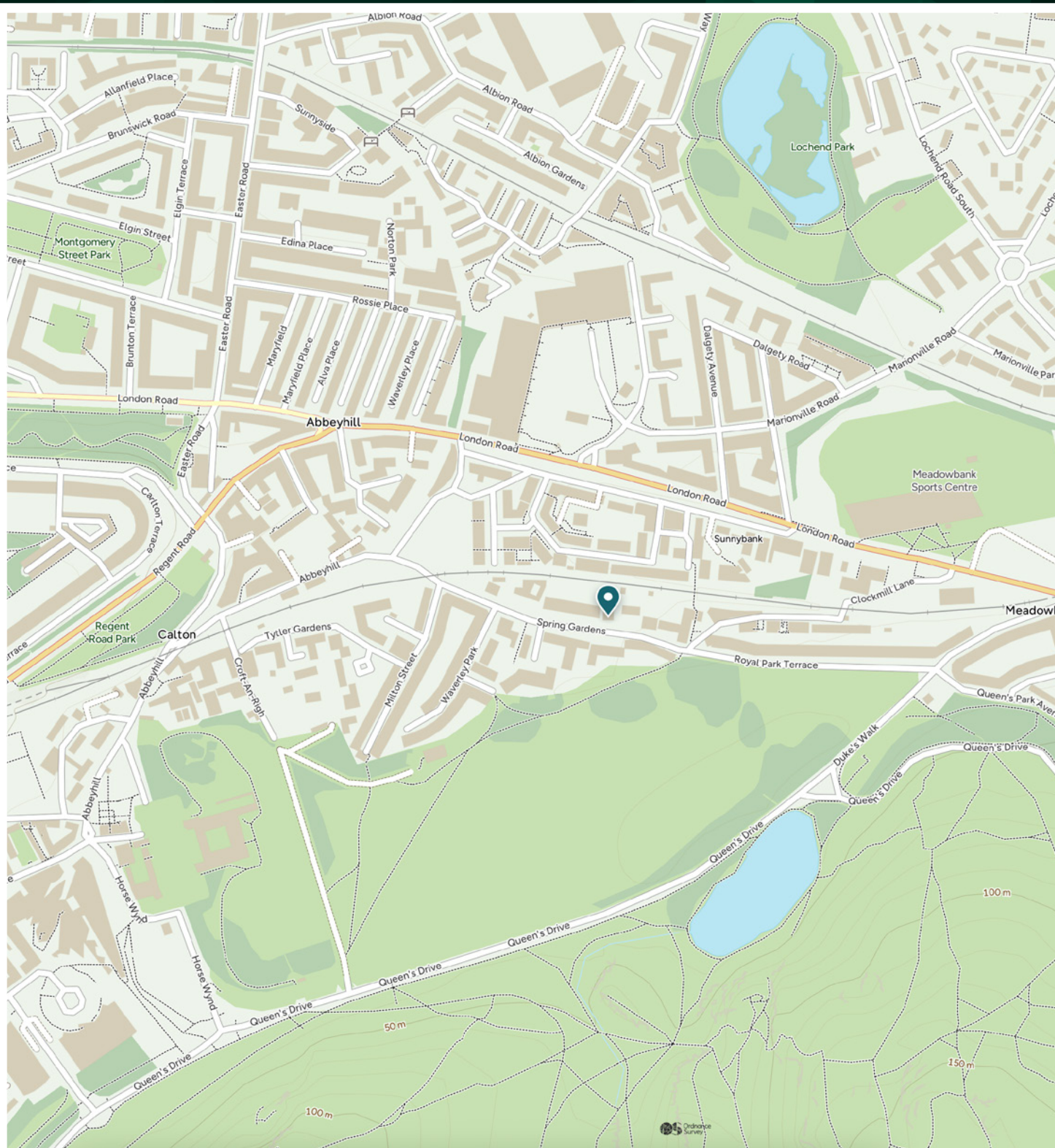
As a central area in the city, Abbeyhill is comprised mainly of stone built tenement properties dating from around the 1890's. The area is primarily residential, not a major retail or commercial zone and is within the easiest possible reach of the City Centre, combining accessibility with the quiet feel 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. The tram stop at Picardy Place provides quick and convenient travel to Edinburgh Airport and Newhaven.

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. The property is adjacent to Holyrood Park and very close to Meadowbank Sports Centre.

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## The Location





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