



# MORTON FRASER

SOLICITORS



**ABBEYHILL**  
**7/2 Tytler Gardens EH8 8HS**

[www.morton-fraser.com/property](http://www.morton-fraser.com/property)



## **ABBEYHILL**

7/2 Tytler Gardens

EH8 8HS

## **VIEWING**

By appointment telephone

0131 247 1010

## **PRICE**

Offers Around £155,000

Good sized ground floor flat located within quiet modern development. The accommodation comprises hall with laminate flooring, entry phone, and storage cupboard. Good sized box room with fitted wall shelving. Bright living room quietly located to the rear with window overlooking the garden area. Two double bedrooms overlooking the front of the development, one with built-in wardrobe with fitted shelf and hanging rail. Good sized breakfast kitchen fitted with a modern range of top and base units which incorporate drawer storage, fitted worktops and splash back tiling. Integrated gas hob and electric oven. Space for dishwasher and automatic washing machine. There is ample space within the kitchen for a table and chairs. Bathroom with white three piece suite comprising WC, wash-hand basin and bath with Mira Sport electric shower over. Fully tiled to bath area. Fitted wall mirror with glass display shelf and electric shaver point. Communal garden areas. Residents' parking bays.

## **LOCATION**

This property is well situated in the popular residential area of Abbeyhill which is a short walk to the city centre and close to regular bus routes giving easy access to many facilities throughout the City. There are excellent local shopping facilities nearby at Easter Road and London Road with a further variety of shops located within The Meadowbank Retail Park which includes a Sainsbury's superstore only a few minutes away. The Scottish Parliament and the Royal Mile are both within walking distance together with Holyrood Park and Meadowbank Sports Centre which provide first class leisure facilities. In addition there are further facilities at the nearby Omni Centre which includes a multiplex cinema, fitness centre, bars and restaurants.

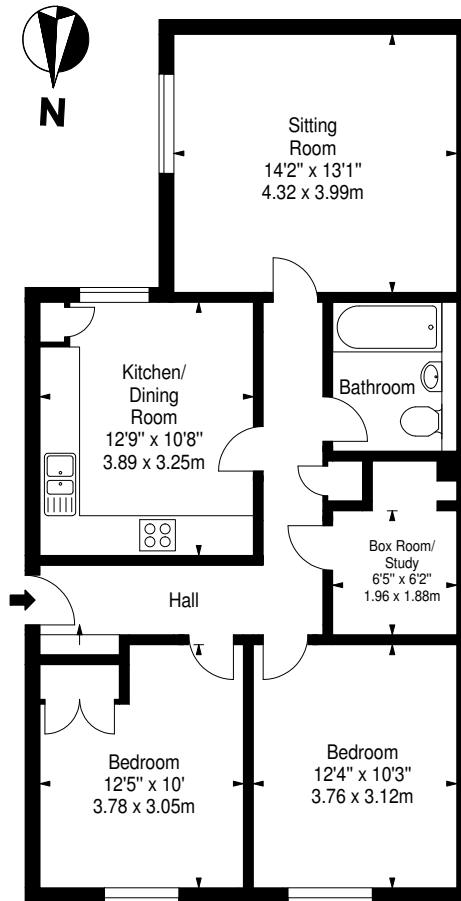
## **EXTRAS**

All blinds and the wardrobes in the master bedroom.

## **PARKING**

There are residents' parking facilities within the development.

Tytler Gardens, EH8 8HS  
Approx. Gross Internal Area  
812 Sq Ft - 75.43 Sq M



Ground Floor

**MORTON FRASER LLP**

Quartermile Two, 2 Lister Square, Edinburgh EH3 9GL

Tel: 0131 247 1010

1. Interested parties: (a) Should contact Morton Fraser Property if they have any specific queries about the property or the property schedule, particularly if they intend to travel long distances to view. (b) Should not assume that any planning permission, building warrants, completion certificates or other consents have been obtained for alterations, replacement windows or changes of use and they should verify the position before offering. (c) Are advised to note their interest with Morton Fraser Property as soon as possible so that they may be informed if a closing date is set or if there is a change in the selling circumstances. Noting interest does not place any obligation on our client to set a closing date or give every noted interest the opportunity to offer. No responsibility will be accepted for expenses incurred by parties who have noted interest but do not get an opportunity to offer. (d) Should note that no responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn. 2. Although it is our clients' intention to sell the property they are not bound to accept the highest offer, or any offer, or in the event of competing interest, to set a closing date.

