



Estate Agents and Solicitors

2/5 Tytler Court, Abbeyhill, Edinburgh, EH8 8HJ

Light and Tastefully Presented, Modern, Two-Bedroom Apartment

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Property Description

Bright, warm, spacious, walk-in condition, tastefully presented, two-bedroom, second-floor apartment, forming part of a modern, factored, residential development. Conveniently located in Edinburgh's Abbeyhill area, east of the city centre, with excellent transport facilities and very close to the city centre.

Comprises an entrance hall, open-plan living/dining room and kitchen, two double bedrooms, an en-suite shower room and a bathroom.

Highlights include a stylish fitted kitchen, with integrated NEFF appliances, excellent storage, including fitted wardrobes, modern bathroom suites and contemporary flooring.

With views of Arthur's Seat, there are three Juliet balconies, electric central heating, double glazing and superb storage provision.

The development also provides a secure entry system, a shared bike store, shared gardens and two permits for a private residents' car park.

A welcoming entrance hall, with two cupboards, is finished with light neutral decor and modern, wood-effect flooring, which continues throughout most of the flat. A spacious, southwesterly-facing room enjoys plenty of natural light from generous glazing, including French doors, which open onto a Juliet balcony. A versatile floor plan offers space for both lounge and dining furniture and includes a stylish, contemporary kitchen. The kitchen comprises an integrated oven, a gas hob, a stainless-steel canopy, a microwave, a fridge/freezer and a washing machine.

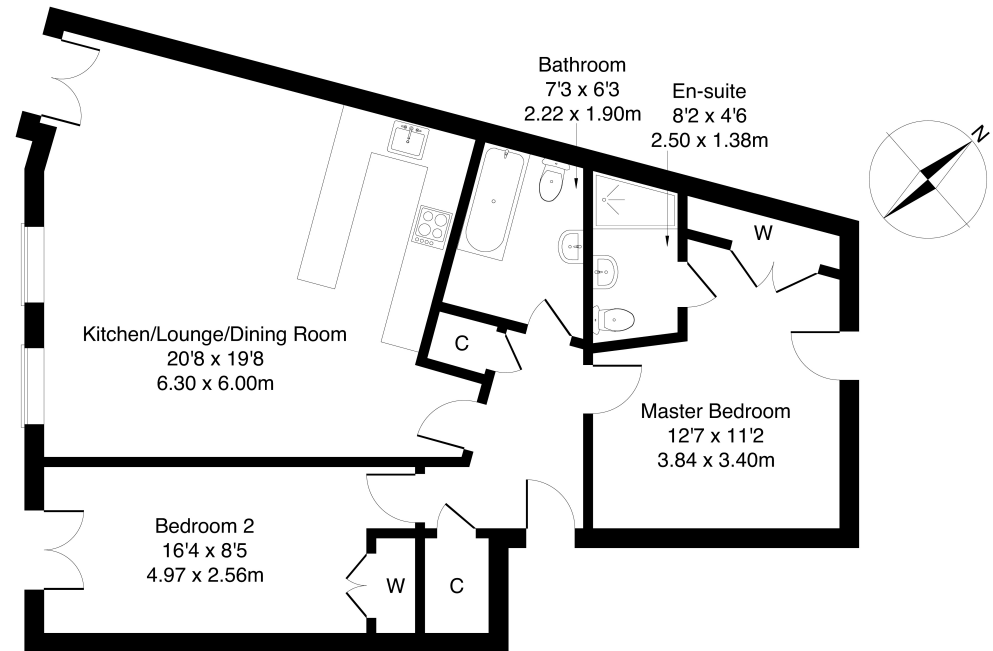
Also opening onto Juliet balconies, two well-proportioned bedrooms continue the stylish presentation of the living space and maximise floor space with integrated wardrobe storage. The master bedroom further benefits from its own en-suite shower room.

Completing the accommodation, a good-sized bathroom includes a three-piece suite, a shower attachment and tiled splash walls.



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Approximate Gross Internal Area: (926 sq ft - 86 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Abbeyhill lies east of the city centre with a mix of traditional and modern residential properties. A high amenity area with extensive local convenience and specialist shopping nearby, and a rich variety of local artisan shops, delicatessens and coffee shops, as well as including the Meadowbank Shopping Park with a Sainsbury's superstore. Highly frequent public transport is available on London Road, Easter Road and Elm Row, with the new tram route from Edinburgh Airport to Newhaven now operating. Edinburgh's Royal Mile, Princes Street, the Scottish Parliament, and the Old

Town are all accessible by foot, as is the Omni Centre which has a variety of bars and restaurants, as well as a fitness centre and a multi-screen cinema; whilst the newly redeveloped St James Quarter offers a wide range of retail shops and further restaurants and bars. Lochend Park, Holyrood Park, Calton Hill and Arthur's Seat offer open green spaces for walks and recreation, while the recently completed state-of-the-art Meadowbank Sports Centre is within close proximity, providing a range of sports facilities.





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