



1/2 Tytler Gardens
Abbeyhill, Edinburgh
EH8 8HQ



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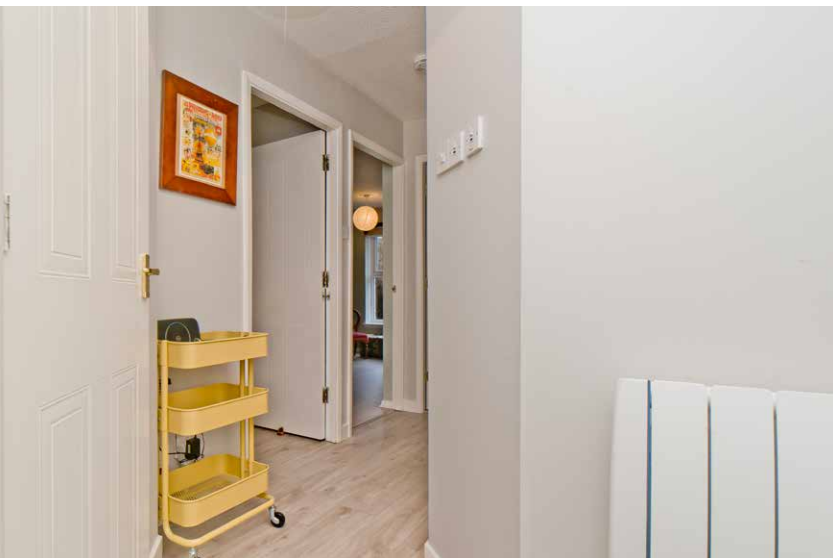
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Property Summary

Set within a modern factored development in the popular Edinburgh area of Abbeyhill, this bright two-bedroom ground-floor flat offers convenient - yet peaceful - city centre living moments from the huge green expanse of Holyrood Park. Ideal for first-time buyers, professionals, or investors, the home combines crisp contemporary finishes with an exceptionally generous open-plan layout and excellent storage throughout.

A welcoming entrance hall (with built-in cupboards) leads through to a superb south-facing living/dining/kitchen space – a sociable, light-filled room with flexible zones for relaxing, entertaining, and working from home.

Features

- Two-bedroom ground-floor flat
- Convenient city address
- Close to local amenities and green spaces
- Accessed via a secure entrance vestibule
- Entrance hallway with storage
- Generous south-facing living/dining room with kitchen
- Two double bedrooms
- Bathroom with a shower over bath
- Communal gardens with bin store
- Electric heating and full double glazing (2025)
- Residents' car park parking

Generous south-facing living/dining room with kitchen





Well-appointed kitchen with plentiful cabinetry

The streamlined kitchen is well appointed with plentiful cabinetry and worktop space, integrated with an induction hob, oven, microwave, dishwasher, fridge and freezer – all in a practical configuration that keeps everything within easy reach.





“Two well-proportioned
double bedrooms sit quietly
to the rear”







The two bedrooms offer a calm, comfortable ambience and space for freestanding furniture

Two well-proportioned double bedrooms sit quietly to the rear, both offering a calm, comfortable ambience and space for freestanding furniture, with one also featuring a built-in wardrobe. Completing the accommodation is a neatly presented bathroom with a WC, wash basin, shower-over-bath, storage cabinets and a wall mirror. The flat features electric panel radiators and has full double glazing with newly installed windows throughout (2025) for year-round comfort.






“Neatly presented bathroom
with a shower over bath”



Externally, residents benefit from communal gardens with a bin store and a bicycle park. The development is well kept, with shared green space ideal for catching the sun, reading, or meeting neighbours. Tytler Gardens is perfectly placed for enjoying the best of the city: Holyrood Park's walking and cycling routes are practically on the doorstep, while the city centre, Meadowbank amenities, excellent bus links, and Arthur's Seat are all within easy reach. Nearby, you'll also find cafés, independent shops, and handy local services for day-to-day convenience. Residents' car park parking is provided, with two permits included in the Factoring costs.



Abbeyhill, Edinburgh

Situated close to Edinburgh's iconic Royal Mile, Abbeyhill offers easy access to the world-class entertainment and shopping found in the heart of the capital. The area is currently enjoying a surge in popularity thanks to the wealth of independent shops and vibrant restaurants, pubs, and cafés in the immediate area. It also benefits from being close to the thriving amenities of Leith Walk and Easter Road, as well as Meadowbank Retail Park, which boasts a Sainsbury's, Marks & Spencer's Food Hall, and TK Maxx, plus several additional high-street stores and fast-food outlets. Furthermore, the St James Quarter is within easy reach, the £1billion development hosting world-class designer stores, trendy bars, entertainment facilities, and a diverse range of restaurants and eateries. Sports enthusiasts are well-catered for by nearby Meadowbank Sports Centre, which provides everything from multi-purpose sports halls and athletic tracks to fitness classes and a state-of-the-art gym. Those who prefer to exercise in the great outdoors can opt for a walk up Salisbury Crags and Arthur's Seat, or a slightly more leisurely climb up Calton Hill, all affording panoramic views across the city. There is also excellent public and private schooling nearby, from nursery level upwards. The area is extremely well-connected with regular day and night bus services and good access to commuter routes, while Waverley train station is within walking distance.



Floorplan

Price & Viewings

Please refer to our website
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Edinburgh

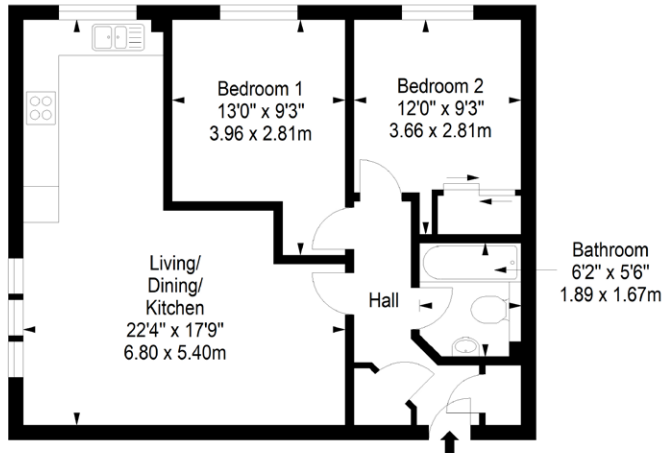
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Ground Floor
Approx. 56.8 sq. metres (611.4 sq. feet)



Total area: approx. 56.8 sq. metres (611.4 sq. feet)

EPC Rating - D | Council Tax band - D | Home Report value - £230,000

Extras: The sale includes all fitted floor and window coverings, light fittings and kitchen appliances.

espc
rightmove



These particulars do not constitute part of an offer or contract. All statements contained herein whilst believed to be correct are in no way guaranteed. Intending purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.