



MACWOOD



**4/8 TYTLER GARDENS,
EDINBURGH, EH8 8HQ**

WHAT YOU NEED TO KNOW



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Set in shared landscaped grounds with residents parking, and conveniently located near to the city centre, vibrant Easter Road, and scenic open spaces of Holyrood Park, this attractive two-bedroom Abbeyhill apartment presents a fantastic opportunity.

Positioned on the fourth floor of a peaceful residential development, a welcoming hallway recently redecorated in soft neutrals and wood-inspired flooring guides you to the bright west-facing living room. Continuing the tasteful fresh décor of the hall, this is a light-filled and generous space in which to entertain or relax. Enhanced by a living flame fireplace set into a white mantle it offers a warm and inviting atmosphere. Across the hallway is the compact yet well-designed modern kitchen. With an L-shaped layout and easterly aspect of Arthur Seat, it features white wall and floor units, grey countertops, and an integrated extractor hood, hob, and oven. Towards the opposite end of the hallway, two light and airy newly carpeted double bedrooms enjoy east and west-facing perspectives, with the larger bedroom providing a scenic view of Calton Hill. The bathroom with a white suite comprising a bath with wall-mounted shower, WC, and washbasin built into vanity exudes a fresh ambience. The property has recently had new double glazing units installed throughout.



OUR EXPERT SAYS...

"Nestled in a serene development, this two-bedroom apartment near the city center features a tranquil living atmosphere and scenic views."

**- Ross MacDonald,
Director**

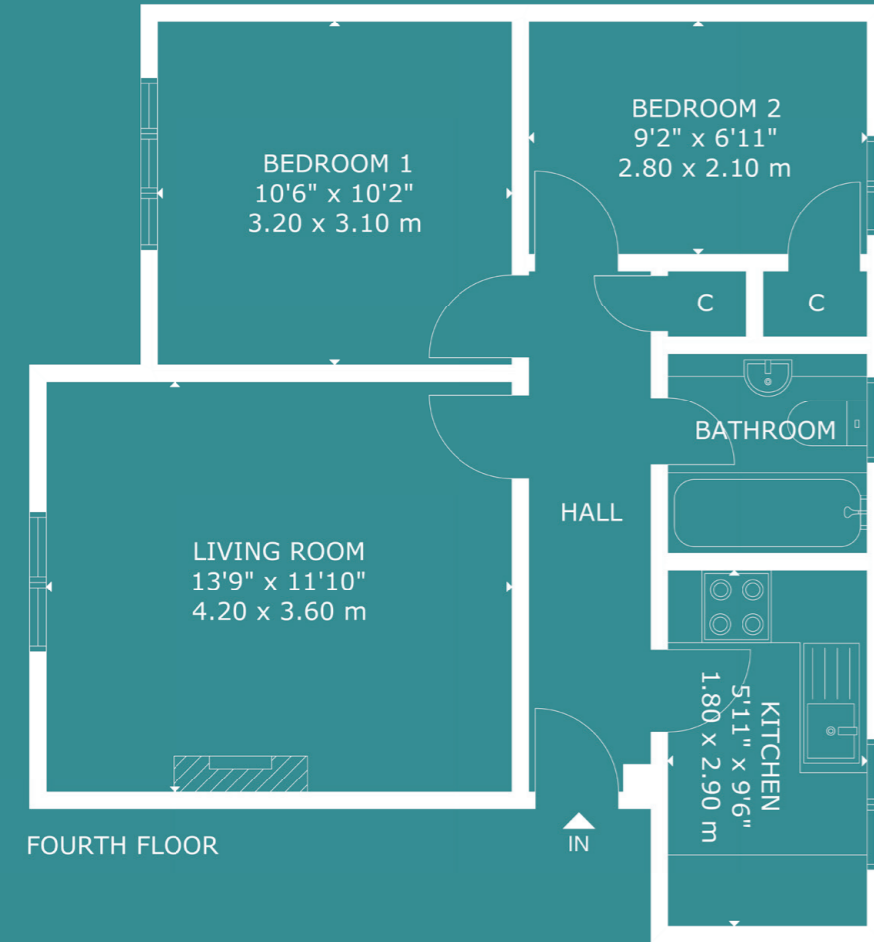


546 FT²





FLOORPLAN



LOCATION

Located just over a mile east of Edinburgh's city centre, Abbeyhill is a popular suburb lying close to Holyrood Park and Calton Hill. Occupying such a fantastic position residents have access to stunning walks, runs, and cycles. Golf courses nearby include Craightinny and Duddingston, and Abercorn Sports Club is within reach. Meadowbank Sports Centre boasts a state-of-the-art gym, fitness classes, and sports halls. Positioned so close to the city centre there is an array of amenities to enjoy including the Omni Centre housing a Nuffield Health and Fitness Wellbeing Gym and a VUE Cinema. Along with swift access to the bars, cafés, and restaurants of the city centre, there are a variety of dining choices on nearby Easter Road. Daily shopping needs are met by a Sainsbury's supermarket at Meadowbank Retail Park, a Morrisons on Portobello Road, and a variety of retailers on Easter Road.

Local schooling includes Abbeyhill Primary School and Drummond Community High School, with Edinburgh private options easily accessible. Regular bus services take you into the city and Edinburgh Waverley Station in ten minutes.





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**TO REGISTER YOUR
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