



24 Spring Gardens

Abbeyhill

Edinburgh EH8 8HX

Offers Over £320,000

Caesar & Howie

Solicitors & Estate Agents



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Stunning Duplex Apartment over first and second floor levels with twin balconies to rear giving clear views over Holyrood Park/Arthurs Seat. Presented in true walk-in condition, the bright and tastefully decorated accommodation has many attractive features and is available chain free with flexible entry. There is also a beautiful and secure communal garden to rear for residents and a large basement garage with allocated space within. Set within easy reach of The Scottish Parliament, Holyrood Park/Palace, Royal Mile, Waverley Station etc. Nearby Meadowbank Retail Park provides supermarket and many outlets and London Road regular bus services to the city centre. Early viewing advised.

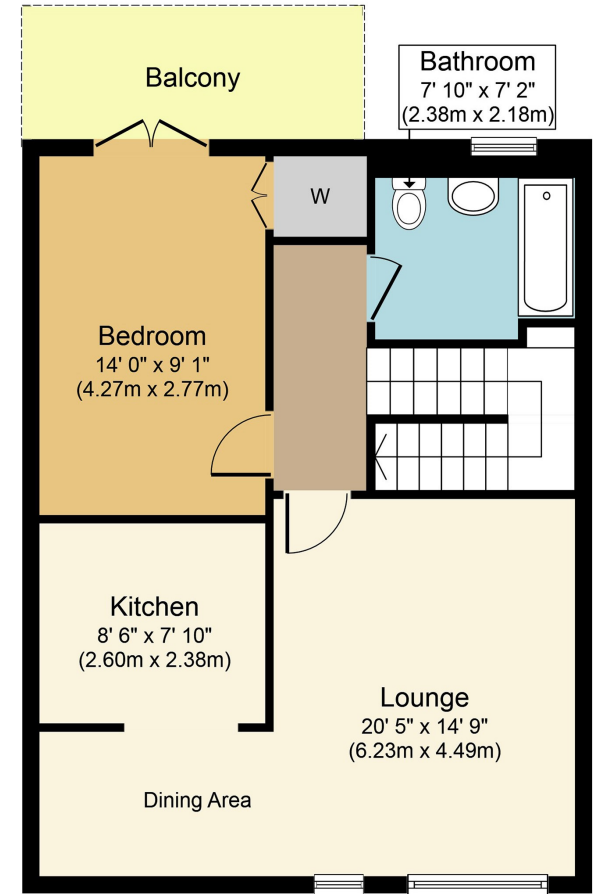
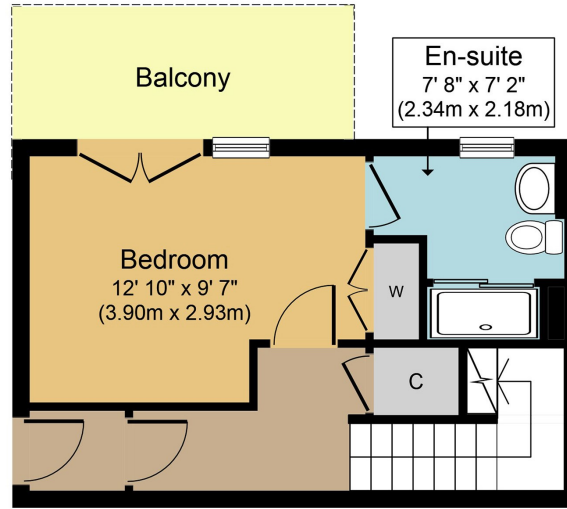
- **Private entrance/hallway**
- **Spacious lounge/dining/vaulted ceiling**
- **Fully equipped modern fitted kitchen**
- **Two bright double bedrooms/balconies'**
- **1 En-suite shower room**
- **Bathroom**
- **GCH & DG**
- **Attractive enclosed communal garden**
- **Basement garage/allocated space**
- **Views to Holyrood Park & Arthurs Seat**
- **Factoring**
- **Council Tax Band E**

Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email kma@caesar-howie.co.uk



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First Floor

Second Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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