



## 4/8 Tytler Gardens

Edinburgh, EH8 8HS

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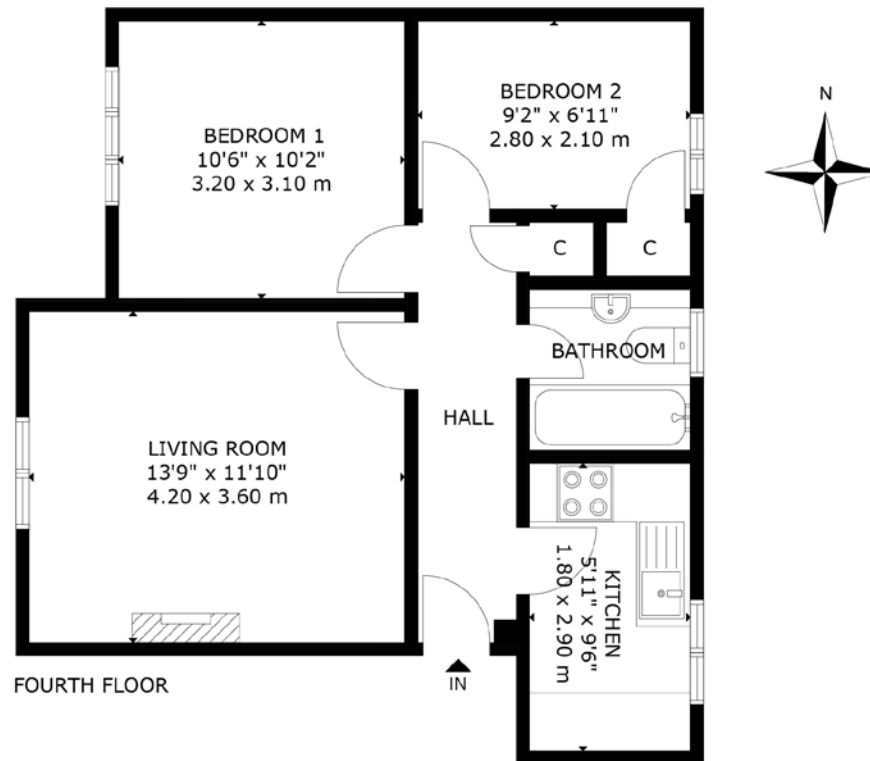
## Summary

*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.*



# Floorplan



4/8 TYTLER GARDENS, EDINBURGH, EH8 8HS  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 546 SQ FT / 51 SQ M  
All measurements and fixtures including doors and windows are  
approximate and should be independently verified.  
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