29 (4F1) Jeffrey Street, Edinburgh, EH1 1DH

Well-presented one-bedroom top floor flat with box room and views towards Calton Hill

URQUHARTS
EDINBURGH

DESCRIPTION

29 (4F1) Jeffrey Street is a well presented, spacious one bedroom with box room top floor flat, with a spectacular open outlook to the front, in the heart of the historic Old Town and Royal Mile area. The location is superb with excellent local amenities and transport links within the city and to surrounding areas.

Entrance hall and cloak cupboard; spacious sitting room with views towards Calton Hill and over the city towards Fife; box room off which could be used as a study; fitted dining kitchen with wall and base units, integrated appliances, and pantry/store; good sized double bedroom; and a bright and modern bathroom. The dining room and bedroom overlook the picturesque historic parts of the Old Town.

ACCOMMODATION

Entrance hall. Sitting room. Kitchen /dining room. Double bedroom. Bathroom. Box room.

Gas central heating. Double glazing. Communal rear garden. Residents permit and Pay & Display on-street parking.

LOCATION

Jeffrey Street is situated in the heart of Edinburgh, just ¼ mile from Edinburgh Castle, and close to the Royal Mile, Grassmarket, National Museum of Scotland. It lies within Edinburgh's world-famous Old Town Conservation Area and UNESCO World Heritage site. The immediate locale provides an excellent range of facilities from restaurants, bars, coffee shops and convenience stores to historical places of interest and culture. Holyrood Palace, Scottish Parliament Building and Edinburgh University and Napier University campuses are only a short distance away. Lovely walks can be taken in Princes Street Gardens, Calton Hill, Holyrood Park and Arthur's Seat, whilst leisure facilities are available at the Royal Commonwealth Pool. The main shopping thoroughfares of Princes Street and George Street and the newly refurbished St James Centre are within easy walking distance. Excellent bus services operate from nearby. Waverley train station is extremely close to the property and main motorway networks are also within easy reach. Edinburgh International Airport can be reached by tram or bus, both of which stop within 200 yards of the property. Access to the North by car is via the Forth Road Bridge/Queensferry Crossing, only 14 miles away.

INCLUDED IN SALE

All fitted floor coverings, light fittings, blinds, and kitchen appliances.

PRICE AND VIEWING

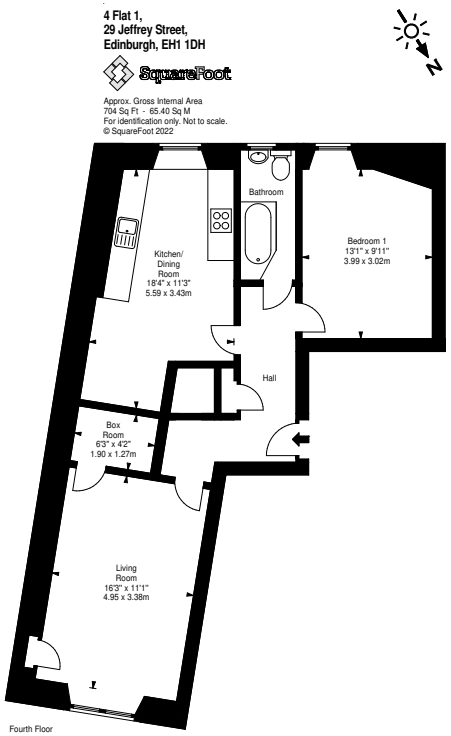
For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

The Home Report is available at www.espc. com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band **C**

The property has an Energy Rating Category **D**



NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.
2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.
3. All measurements are approximate and any plans are for guidance only and are not guaranteed.
4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.
5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.
6. These particulars are not intended to nor will they form part of any contract.
7. A Home Report is available upon request from Urquharts Property – please email property@ urquharts.co.uk.

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www.urquharts.co.uk