



68B (3F2) Grassmarket, Edinburgh, EH1 2JR

Bright one bedroom third floor flat in the heart of the Grassmarket and historic Old Town

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EDINBURGH



DESCRIPTION

68B (3F2) or flat 4 Grassmarket is a bright and spacious one bedroom third floor flat situated in the heart of the historic Old Town. The location is superb with excellent local amenities and is within walking distance of Edinburgh Castle, the Royal Mile, and surrounding city centre areas. The property would make for a fantastic first-time buyer or buy-to-let investment opportunity.

Entrance hall with storage cupboard; bright sitting room / dining room overlooking the front; fitted kitchen with wall and base units and appliances; good sized-double bedroom to the rear with built-in wardrobes; and a bathroom.

ACCOMMODATION

Entrance hall. Sitting room / Dining room. Kitchen. Double bedroom. Bathroom.

Electric heating. Original sash & case windows. Permit and pay & display on-street parking within the area.

LOCATION

The Grassmarket is situated in the heart of Edinburgh, just a short walk from Edinburgh Castle and the famous Royal

Mile. It lies within Edinburgh's 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 including Holyrood Palace, Scottish Parliament Building, and National Museum of Scotland. Lovely walks can be taken in Princes Street Gardens, Calton Hill, Holyrood Park and Arthur's Seat, whilst leisure and recreational facilities are available at the Royal Commonwealth Pool, Omni centre and Edinburgh Playhouse Theatre. The main shopping thoroughfares of Princes Street, George Street and the new St James Quarter are within easy walking distance. Excellent bus, tram and train services operate from nearby including Waverley Station. The city bypass and main motorway networks are also within easy reach, as well as Edinburgh International Airport and the Forth Road Bridge/Queensferry Crossing heading North. Edinburgh University campuses and some Napier campuses are only a short distance away.

INCLUDED IN SALE

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

PRICE AND VIEWING

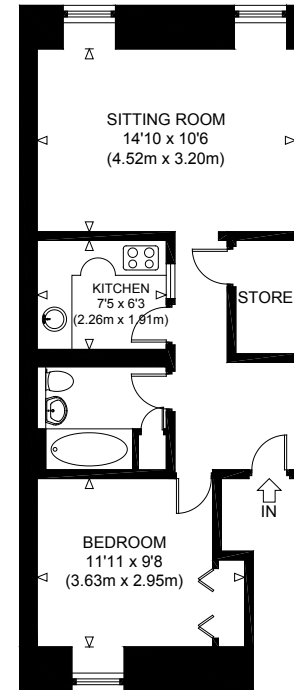
For price and viewing arrangements please contact Urquharts 0131 556 2896

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 E



THIRD FLOOR
GROSS INTERNAL
FLOOR AREA 484 SQ FT / 45.0 SQ M

GRASSMARKET
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 484 SQ FT / 45.0 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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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.