



3/5 Greenside End, Edinburgh, EH1 3AZ

Attractive one bedroom second floor flat with private parking close to excellent city centre amenities

URQUHARTS
EDINBURGH



DESCRIPTION

3/5 Greenside End is an attractive one-bedroom second/top floor flat, forming part of an A Listed building with private parking, situated in the vibrant Calton and neighbouring New Town Conservation area. The location is superb with excellent local amenities and is within walking distance of the city centre & surrounding areas.

Entrance hall with storage cupboard; bright open plan living room / dining room / kitchen with original cast iron range/stove and press cupboard; fitted kitchen with wall and base units and appliances; good sized-double bedroom and en-suite bathroom with three-piece suite.

ACCOMMODATION

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

Gas central heating. Original sash & case windows. Allocated parking space within a communal courtyard.

LOCATION

Calton is only a few minutes' walk from the city centre and situated just to the east of Princes Street in the heart

of Edinburgh. Good local shops cater for everyday needs with a Tesco Express and Sainsburys Local on Leith Walk with more extensive shopping available at Meadowbank Retail Park. The new St James Quarter, with a range of high street shops, bars and restaurants, Harvey Nichols and John Lewis are on the doorstep, as well as Edinburgh Playhouse and Omni Centre which has a multi-screen cinema and Nuffield Gym. Magnificent views across the city and the Firth of Forth to Fife can be seen from Calton Hill which is home to the National Monument, the Nelson Monument and the Old City Observatory, and pleasant walks through Holyrood Park, Arthur's Seat, Salisbury Crags and Royal Botanic Gardens are all easily accessible. Regular buses and trams operate to and from the city centre and surrounding areas, and the City Bypass can be easily reached by car, with quick access to East Lothian and the main motorway networks, Edinburgh Airport and The Forth Road Bridge/Queensferry Crossing. For commuters Waverley train station and St Andrew Square bus station are a short walk away.

INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains & 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.

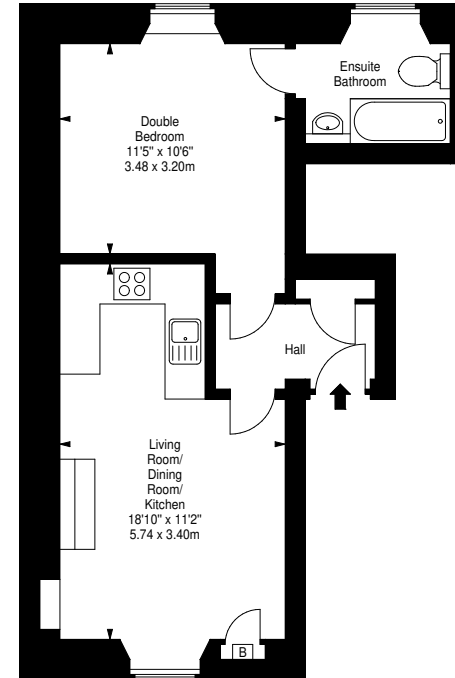
The property has a Council Tax Band **B**

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

Flat 5,
3 Greenside End,
Edinburgh, EH1 3AZ



Approx. Gross Internal Area
418 Sq Ft - 38.83 Sq M
For identification only. Not to scale.
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Second Floor



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.