

COULTERS<sup>©</sup>

# 2F2, 6 DRUMMOND STREET

OLD TOWN, EDINBURGH, EH8 9TU

 2 BED  1 BATH  1 PUBLIC



## TAKE A LOOK INSIDE

Blink and you will miss the communal entrance to this beautiful “Tardis-like” flat. Superbly situated in the Old Town, this gorgeous second floor flat offers fantastic, immaculately presented, spacious accommodation in the city.

Forming part of a traditional tenement building, the property boasts an effortlessly attractive combination of elegant period features (such as cornice work, sanded floors and high ceilings) and modern living.



## KEY FEATURES



Impressively spacious second floor Georgian flat.



Two generous double bedrooms.



Close to Holyrood Park.



On street permit holder parking.



Located in the popular Old Town area.



Independent retailers and cafes nearby.



The front door opens onto a long hall, providing access to all rooms with lovely stripped and varnished floorboards. The double fronted generously proportioned sitting room/dining room offers a lovely outlook over South Bridge and up to the Tron Kirk, whilst a lovely gas “log burner” fireplace with mantle makes a wonderful cosy feature in the room. The internal well equipped kitchen has fitted wall and base cabinetry with plenty of worktop space. Both charming, large double bedrooms are situated to the rear of the building. There is a white bathroom suite comprising; bath (with shower over), WC and wash hand basin with white tiling surrounding the sanitary ware. Permit holder parking is available on the street outside.





## THE LOCAL AREA

Drummond Street sits in an enviable location only a short walk from the iconic Royal Mile. A former site of the 18th century Drummond Street Surgical Hospital, Edinburgh Veterinary College and Edinburgh Dental Dispensary, it is an area steeped in history. Ideally positioned, the open expanse of Arthur's Seat and Holyrood Park are within walking distance. Other green spaces including Princes Street Gardens and The Meadows are both easily reachable on foot. An array of globally renowned cultural destinations from

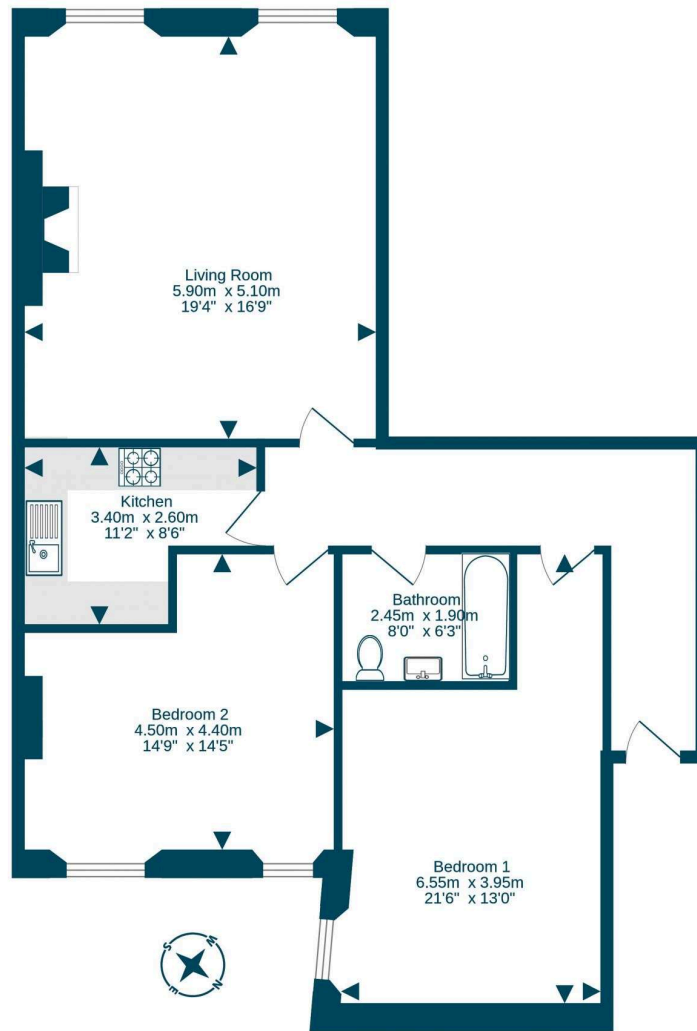
The National Museum of Scotland to The Festival Theatre and The Queen's Hall are all on the doorstep along with a variety of bustling bars, artisan cafès and restaurants, readily available to cater to all tastes. There are fantastic sporting facilities available at the nearby Pleasance Sports Complex and Gym such as squash courts, fitness classes, and dance studios. Daily shopping needs are met by a variety of independent stores along with well-known retailers including a Sainsbury's Local and Tesco Express.

Access to public transport is second to none, with excellent bus connections within the immediate area and Waverley Train Station and the nearest tram stop being less than a ten minute walk away.

## EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price along with the wardrobes in the master bedroom.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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## GET IN TOUCH

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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.