



1/4 Hunter Square

OLD TOWN | EDINBURGH | EH1 1QW



MURRAY
BEITH
MURRAY



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1/4 Hunter Square is an extremely well-presented top floor flat with the added benefit of owning the roof void above, possibly creating the opportunity to develop the property subject to obtaining the necessary permissions. Conveniently located in the heart of Edinburgh's historic Old Town district and right on the Royal Mile, this a particularly appealing apartment in a highly sought-after location.

Welcoming hall with deep storage cupboard with hot water tank; spacious living room with twin windows providing open views across The Royal Mile to Cockburn Street; breakfasting kitchen with integrated appliances; double bedroom; bathroom with white three-piece suite comprising WC, was hand basin and bath with shower over.

Large attic space providing possible development opportunity, subject to obtaining the necessary planning consents.

Permit holder and metered parking are available in the surrounding streets.

Standard fixtures and fittings are included in the sale, and whilst believed to be in reasonable working order, are strictly "sold as seen". The integrated fridge freezer and washing machine together with the cooker with double oven and hob are all included in the price. The furniture is also available if required.

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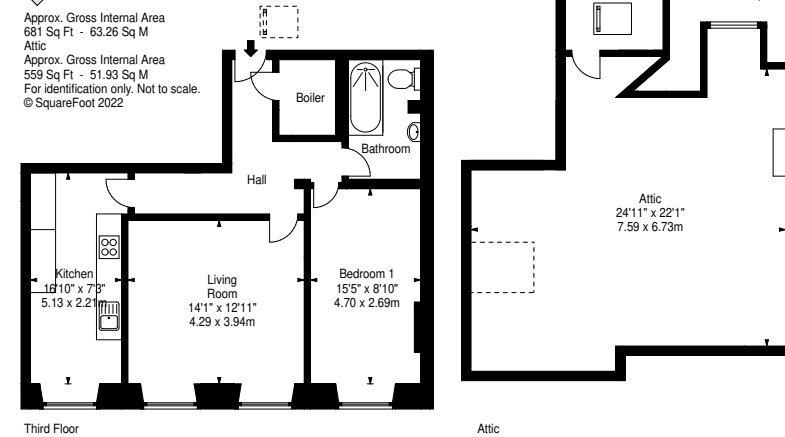
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All offers should be submitted to Murray Beith Murray in writing and in accordance with Section 3 of the Requirements of Writing (Scotland) Act 1995.

Hunter Square,
Edinburgh, EH1 1QW



Approx. Gross Internal Area
681 Sq Ft - 63.26 Sq M
Attic
Approx. Gross Internal Area
559 Sq Ft - 51.93 Sq M
For identification only. Not to scale.
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Location

Hunter Square is situated in the heart of Edinburgh's historic Old Town, a UNESCO World Heritage Site renowned for its vibrant entertainment venues and attractions. The Grassmarket and Royal Mile areas of the Old Town offer a superb choice of speciality shops, fine restaurants, fashionable bars, coffee shops, delis and boutiques. The shopping and commercial thoroughfares of Princes Street and George Street are within comfortable walking distance and include major high street retailers, as well as further restaurants and fashionable bars. The property is conveniently located for many Edinburgh University buildings, including Bristo Square, McEwan Hall, George Square and The National Library of Scotland. The area also features many famous and historical places of interest including galleries, museums and theatres. Places of particular interest include Edinburgh Castle, the Royal Palace of Holyrood and the Scottish Parliament. Excellent recreational facilities can be found at The Royal Commonwealth Pool and pleasant walks can be enjoyed in the green open spaces of the Meadows, Holyrood Park and Arthur's Seat which are all very close by. A wide selection of bus services is available nearby giving access to most areas of the City. For commuters, Waverley Station is a short walk away and the city bypass is readily accessible and offers links to Edinburgh International Airport, the Forth Road Bridge and the central motorway network.