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NEW TOWN, EDINBURGH, EH3 6HW



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Property Summary

Situated in Edinburgh's prestigious New Town, this one-bedroom, first-floor flat boasts a highly desirable position in the capital, set within easy reach of all the city centre has to offer. The property further benefits from bright and airy interiors, including a quality kitchen, as well as access to private residents' permit parking. It represents an ideal home or rental opportunity for city professionals and couples.

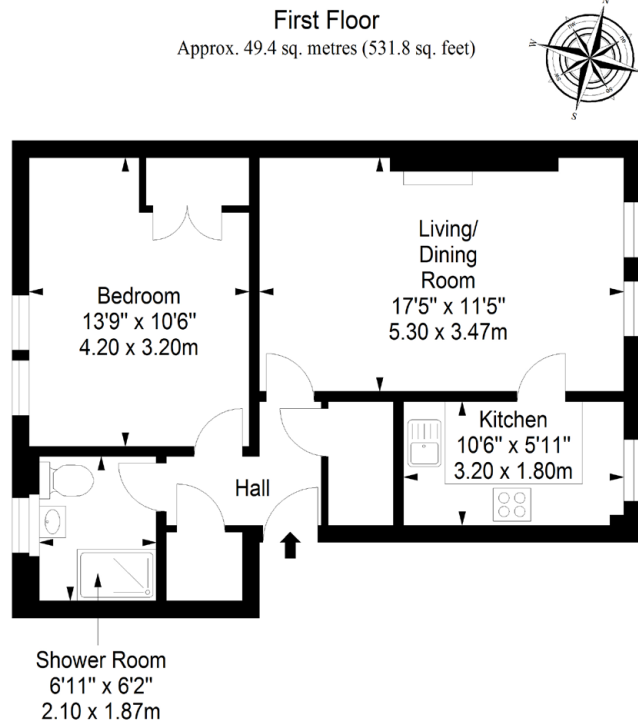
Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances (gas hob, double oven, dishwasher, and microwave), a fridge, and separate freezer to be included in the sale.

Factor: a quarterly fee is payable to Curb Factoring, which includes buildings insurance, stair cleaning, and the maintenance of and repair to common areas.

Features

- Well-presented first-floor flat
- New Town conservation area
- In easy reach of Stockbridge & city centre areas
- Lightly decorated interiors
- Entrance hall with excellent storage
- Living/dining room with fireplace
- Modern fitted kitchen
- Double bedroom with wardrobe
- Bright three-piece shower room
- Communal garden grounds
- Private residents' permit parking
- Modern gas fire & digital electronic heating radiators
- PVC double glazing throughout
- Modern pressured plumbing system





Total area: approx. 49.4 sq. metres (531.8 sq. feet)



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