

COULTER

305 WEBSTERS LAND

GRASSMARKET, EDINBURGH, EH1 2RU

 1 BED  1 BATH  1 PUBLIC







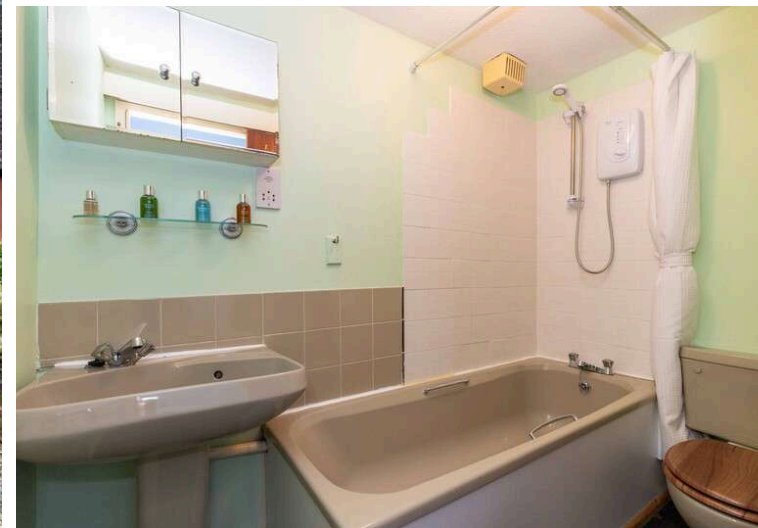
TAKE A LOOK INSIDE

Situated in Edinburgh's iconic Grassmarket in the heart of the Old Town, this flat offers the best of city living with easy access to excellent bars, restaurants, attractions and transport links.

The property is accessed by way of a secure, gated shared entrance and courtyard and is quietly set back from the main street. Although well maintained, the rooms within the property would now benefit from some modernisation. The accommodation comprises: living/dining room with built-in storage cupboard, a semi-open plan fitted kitchen, double bedroom with storage cupboard, and bathroom with bath, overhead shower, WC and wash hand basin.

KEY FEATURES

-  Second floor flat in the Grassmarket
-  Communal courtyard with castle views
-  City centre location a short walk to Princes Street
-  Double bedroom with built-in cupboard
-  Permit parking available
-  Fantastic local shops, pubs, and restaurants



Heating is provided by electric panel heaters and there is single glazing throughout.

There are well maintained communal grounds which boast a direct view of Edinburgh Castle. The wonderful green open spaces of Princes Street Gardens and The Meadows are within walking distance. Residents permit holder parking is available on the surrounding streets.



THE LOCAL AREA

Edinburgh's Grassmarket is a picturesque market square located in the heart of the city's Old Town, an Edinburgh World Heritage Site. Within less than 5 minutes walk is Edinburgh Castle and the famous Royal Mile with its atmospheric closes, legendary cosy pubs and stunning architecture. The National Gallery, National Museum of Scotland, St Giles Cathedral, Holyrood Palace, Greyfriars Kirkyard are all within 10 minutes walk. The main shopping and commercial thoroughfares of Princes Street and George Street are within easy walking distance and include major high street retailers, fine restaurants, fashionable bars and boutiques. The location is also very convenient for Edinburgh's financial sector in and around Lothian Road, Edinburgh University and The Edinburgh College of Art is also nearby. A wide selection of bus services are available nearby giving access to most areas of the City. For commuters, Waverley Station is a short walk away.

EXTRAS

All blinds, curtains, light fittings, fitted flooring and white goods are included in the sale price. Other items may be available by separate negotiation. Please note that the living room curtains have been changed since the photos were taken. No guarantees will be provided for the appliances.

GET IN TOUCH



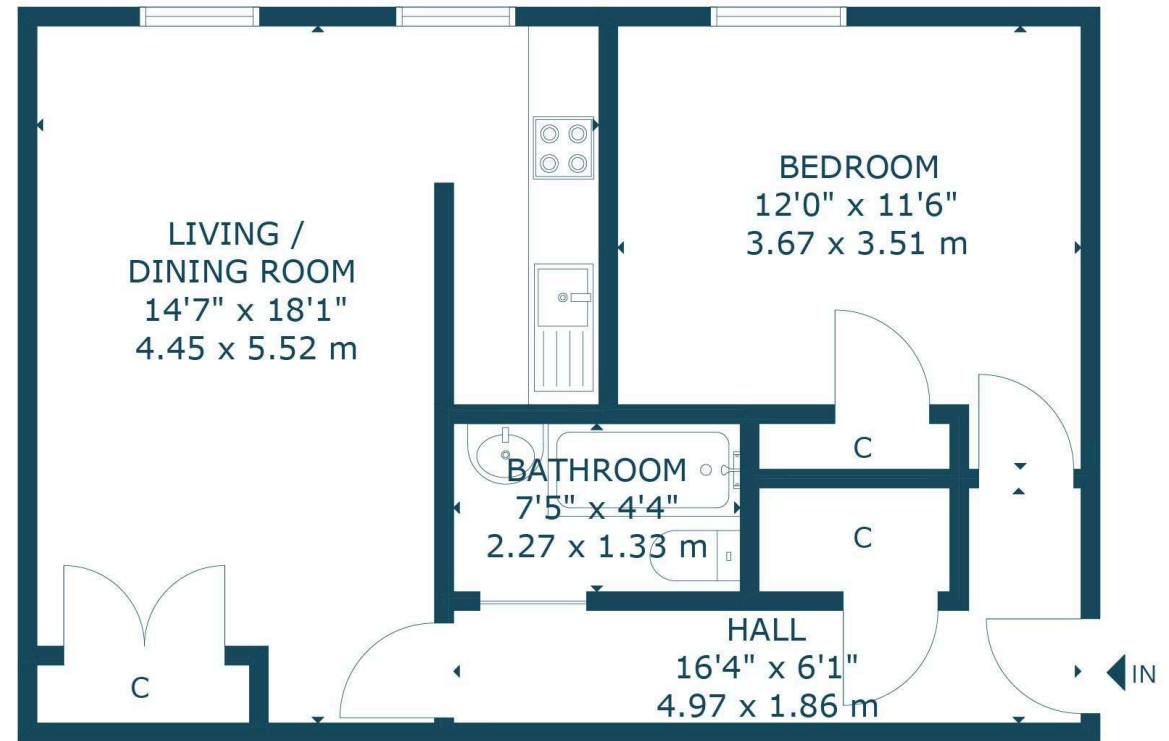
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FIRST FLOOR

305 WEBSTERS LAND, GRASSMARKET, EDINBURGH
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 491 SQ FT / 46 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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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.