





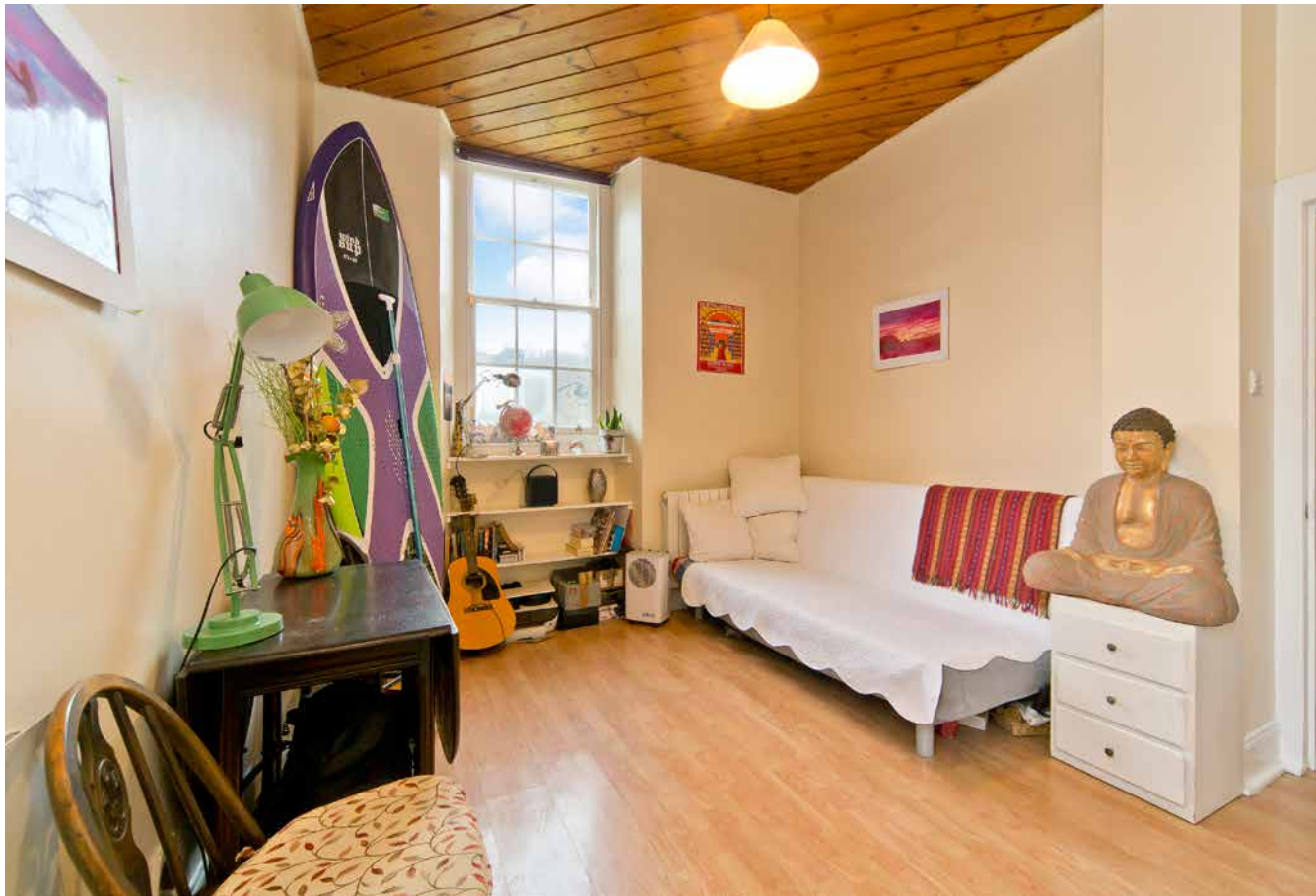
Enviably located in Edinburgh's Old Town conservation area, within easy reach of all the city centre has to offer, this one-bedroom, ground-floor flat offers a highly sought-after position in the capital. The home forms part of a traditional building, and is presented in neutral tones throughout for ease of styling.

Extras: all fitted floor coverings, window blinds, light fixtures, an electric cooker, a fridge, and a washing machine to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.



FEATURES

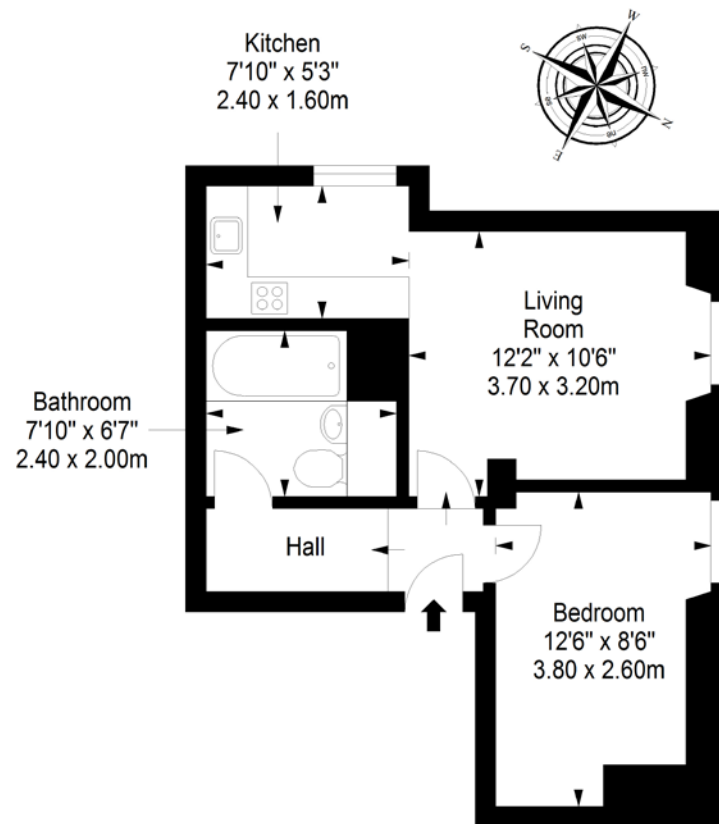
- Traditional ground-floor flat
- In the prestigious Old Town
- Neutrally decorated interiors
- Secure shared entrance
- Open-plan living room & kitchen
- One double bedroom
- Bathroom with overhead shower
- Easy access to Dunbar's Close Garden
- Controlled permit parking (Zone 3)
- EPC Rating - E
- Council Tax Band - B



"...TRADITIONAL GROUND-
FLOOR FLAT IN THE
PRESTIGIOUS OLD
TOWN WITH NEUTRALLY
DECORATED INTERIORS..."



Ground Floor
Approx. 32.8 sq. metres (353.1 sq. feet)



Total area: approx. 32.8 sq. metres (353.1 sq. feet)



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These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.