



## 11/2 High Riggs

Old Town, Edinburgh, EH3 9BW

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## Summary

A two-bedroom, two-bathroom, ground-floor flat that forms part of a popular modern development, which is enviably located in Edinburgh's highly sought-after Old Town in easy reach of all the city centre has to offer. The flat is well-presented throughout, in light neutral hues, and it boasts a private garden terrace, as well as a secure private parking space.

Extras: all fitted floor and window coverings, light fittings, integrated oven and gas hob, and a freestanding fridge/freezer, to be included in the sale.



## Features

- Modern ground-floor flat
- Envidable location in the Old Town
- Well-presented interiors
- Central hall with two cupboards
- Spacious living and dining room
- Well-appointed breakfasting kitchen
- Double bedroom with an en-suite
- Second double bedroom
- High-spec 4pc family shower room
- Private garden terrace
- Private residents' parking
- Gas central heating and double glazing
- EPC Rating - C









“The flat is well-presented throughout, with a spacious living and dining room and a double bedroom with an en-suite”











“High-spec 4pc family shower room and private residents’ parking”





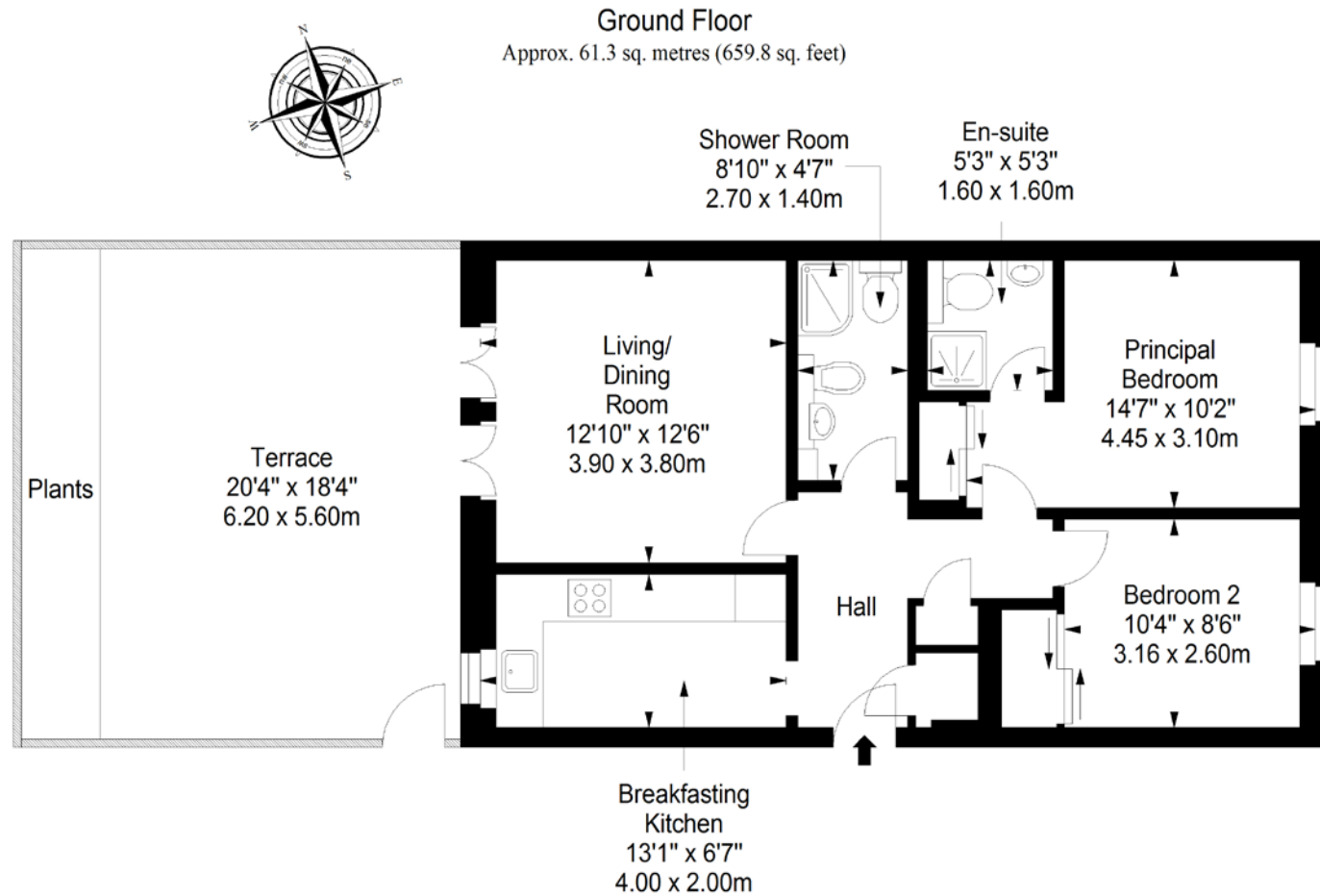


Caution  
C.C.T.V.  
in  
operation

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# Floorplan



Total area: approx. 61.3 sq. metres (659.8 sq. feet)

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