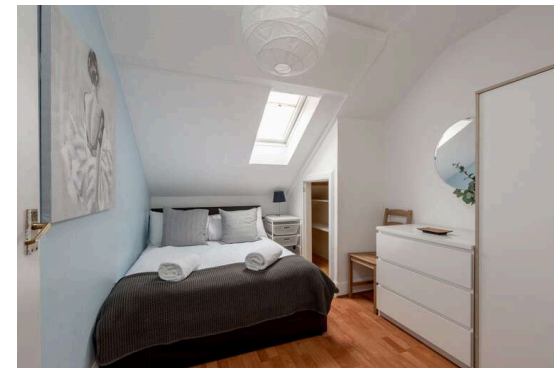


**90/5 South Bridge
Edinburgh EH1 1HN**

Fixed Price £230,000

- Hallway with large storage cupboard
- Generous living room
- Breakfasting kitchen with a range of floor and wall mounted units, electric hob and oven and white goods included in sale
- Two double bedrooms both with storage units
- Bathroom with three-piece suite and electric shower over bath
- Mixture of double and single glazed windows
- Electric heating



Flat

Blair Cadell are delighted to bring to market this well presented, two bed flat, boasting a prime location in the heart of Edinburgh's historic old town, a stones throw away from the Royal Mile. The property will appeal to professionals or the investor market.

The accomodation comprises of an entrance hallway with a useful large storage cupboard. A generous living room which has a perfect vantage point for watching the fireworks at Edinburgh Castle. Breakfasting kitchen with a range of floor and wall mounted units, electric hob and oven and white goods which are included in the sale. There are two generous double bedrooms both with useful storage units. A bathroom with a three-piece suite and electric shower over the bath. There is electric heating throughout and mixture of double and single glazed windows. *All furniture included in sale of property, no warranties given for systems or appliances*

South Bridge lies in the heart of the historic Old Town - a designated UNESCO World Heritage Site – with all of the benefits of city centre living. An enviable location, bordering the tranquility of Holyrood Park, a stones throw from Holyrood Palace and the modern Scottish Parliament. Princes Street, the historic Royal Mile and George Street are within easy walking distance and include major high street retailers, fine restaurants and fashionable bars. The property is conveniently located for all the main university campuses and Edinburgh's central business district. There are many famous and historical places of interest including galleries, museums, theatres, along with being the major hub of Edinburgh's International & Fringe Festivals in August. A wide selection of bus services are available giving access to most areas of the city. For commuters, the tram network and Waverley Station is a short walk away and the City Bypass is readily accessible and offers links to the A1, M8, M9, M90, the Forth Road Bridge and Edinburgh International Airport.

Council Tax Band B

Energy Rating D

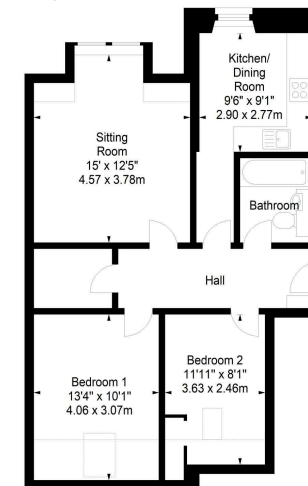
Viewing by appointment on 0131 337 1800



South Bridge,
Edinburgh,
Midlothian, EH1 1HN



Approx. Gross Internal Area
697 Sq Ft - 64.75 Sq M
For identification only. Not to scale.
© SquareFoot 2023



Property Centre:
1 Harrison Gardens
Edinburgh EH11 3NA
Tel: 0131 337 1800
Fax: 0131 337 1118

DX ED 92, Edinburgh
E-mail: property@blaircadell.com
www.blaircadell.com



rightmove

OnTheMarket

BlairCadell
solicitors + estate agents