



27/7 Blair Street
Old Town, Edinburgh, EH1 1QR

CALL US ON 0131 447 4747

27/7 Blair Street, Old Town, Edinburgh, EH1 1QR

For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Shared secure entry.
- Reception hall with storage.
- Open plan living room/kitchen with appliances.
- Good sized double bedroom with built in mirrored wardrobes.
- Further bedroom.
- Fully tiled bathroom with shower.
- Double glazed sash & case windows.
- White meter heating.
- Permit & metered parking.



GENERAL DESCRIPTION

A third floor flat forming part of a 'B' listed converted building in the prestigious Old Town district of the City within walking distance of Edinburgh's City Centre attractions and easy access to a wide range of local amenities. The property would make an ideal purchase for a first time buyer or perhaps for letting purposes.

COUNCIL TAX BAND: C.
TRAIN STATION: APPROXIMATELY 0.3 MILES TO EDINBURGH WAVERLEY STATION.
AIRPORT: APPROXIMATELY 8 MILES TO EDINBURGH AIRPORT.
BUSES: WITHIN 100 METRES.

LOCATION

The historic Old Town is a UNESCO World Heritage Site boasting a wealth of charm and character and offering all of the benefits of city centre living. The main shopping and commercial thoroughfares of Princes Street and George Street are within comfortable walking distance and include major high street retailers, St James Quarter, fine restaurants and fashionable bars. The property is conveniently located for many Edinburgh University buildings as well as many famous and historical places of interest. The Grassmarket and Royal Mile areas of the Old Town offer a superb choice of speciality shops, fine restaurants, fashionable bars, coffee shops, delis and boutiques. 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.

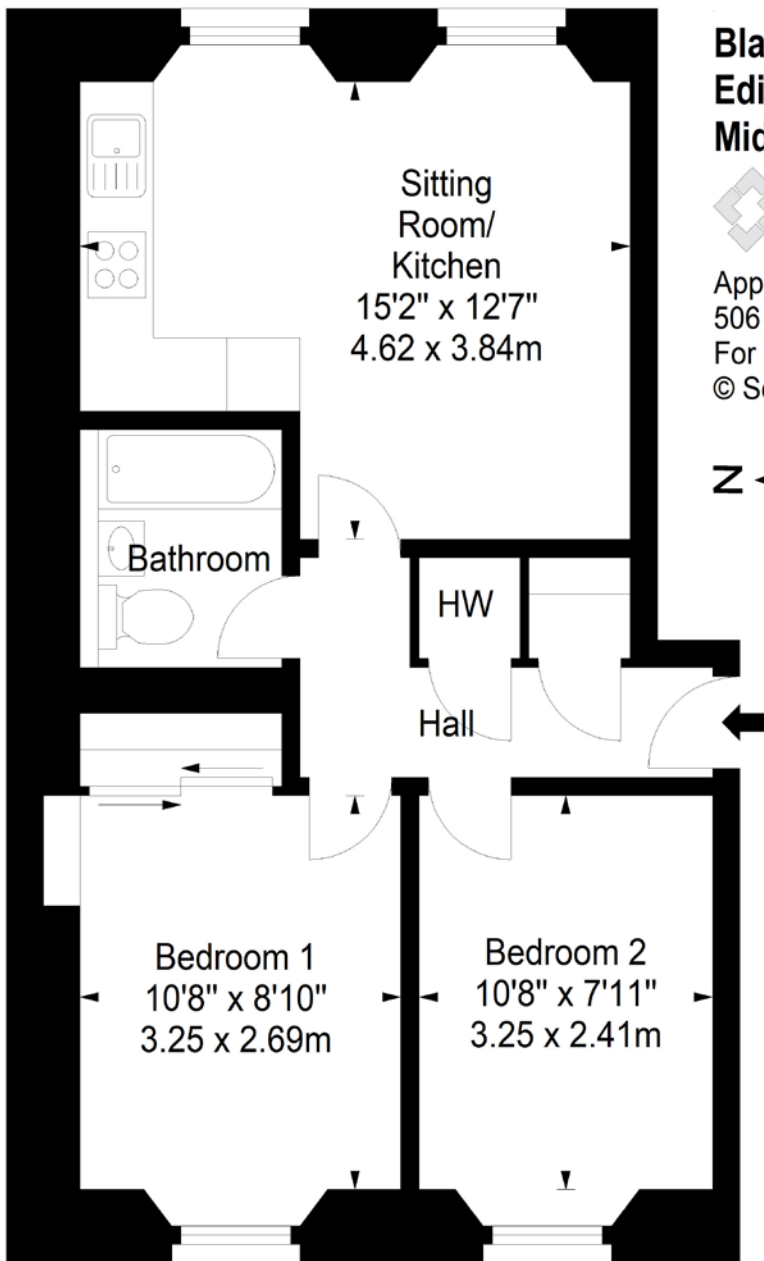
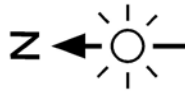
EXTRAS: ALL FITTED FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER-HOOD, FREESTANDING FRIDGE/FREEZER AND AUTOMATIC WASHING MACHINE. THE BED IN BEDROOM 1 AND THE WARDROBES WITHIN BEDROOM 2 WILL ALSO BE INCLUDED IN THE SALE PRICE. THERE ARE NO GUARANTEES FOR ANY OF THE WHITE GOODS.



**Blair Street,
Edinburgh,
Midlothian, EH1 1QR**



Approx. Gross Internal Area
506 Sq Ft - 47.01 Sq M
For identification only. Not to scale.
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**ENERGY PERFORMANCE
CERTIFICATE RATING D**

Third Floor



76 - 80 Morningside Road, Edinburgh, EH10 4BY
T: 0131 447 4747 F: 0131 447 9555

WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. 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. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.