










Offers Over

**£395,000**

## 4 Campbell's Close

Old Town | Edinburgh | EH8 8JJ

Neilsons are delighted to present to market this beautifully presented two bedroom main door apartment forming part of a bespoke conversion of a former brewery, quietly located within the historic Old Town district near Holyrood Palace and adjacent to Edinburgh city centre. Situated close to first-class amenities and transport links, the property will undoubtedly appeal to a multitude of buyers including professionals and investors. Early viewing suggested.

-  2 beds
-  1 public
- 1 study
-  1 bathroom
-  Alloted pocket garden
-  Secure allocated parking
-  EPC Band - C
-  Council Tax Band - D



## Description

Internally, the property is presented in true move-in condition while briefly comprising of; welcoming entrance hallway with cloak cupboard, bright and airy open-plan lounge/kitchen/diner with twin Velux skylights, attic store and ample room for different configurations, fully-fitted kitchen area with a range of integrated white goods and a private balcony while being finished with gloss units and a stylish white worktop, mezzanine level with flexible use most recently occupied as a study, generously-proportioned double bedroom with a single cupboard, double Juliet balcony and a leafy dual-aspect outlook, second good sized double bedroom with a large integrated cupboard for storage and room for freestanding furniture, and a fully-tiled shower room with a rainfall shower, skylight and sizable utility cupboard.

The property also benefits from gas central heating and a mixture of single and double glazing throughout.



## Extras

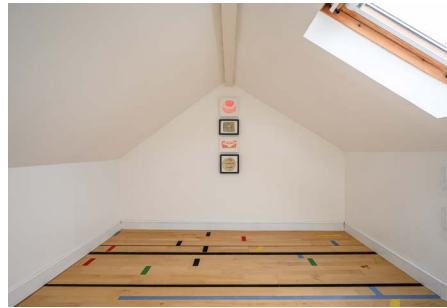
Selected fixtures and fittings, including; light fittings and fitted floor coverings. Other items may be available through separate negotiation.

## Gardens and Parking

There is a private allotment area within the public garden area allowing an ideal spot for residents to make their own. For the car owner, there are two allocated parking spaces within the lower level car park/garage for secure off-street parking.

## Viewing

By appointment through Neilsons 0131 625 2222.





## Location

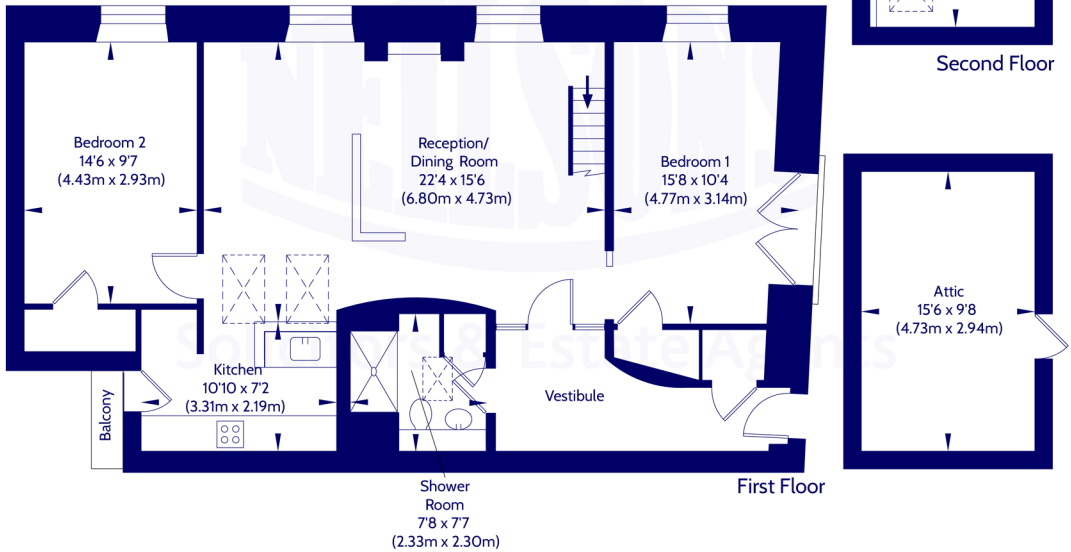
Campbell's Close lies near The Royal Mile and Princes Street and is therefore ideally placed for those wishing to take full advantage of all of the facilities available within a cosmopolitan and modern European capital. Within the immediate vicinity there are first-class amenities to meet day-to-day needs including a wide range of shops, banks, supermarkets, cinemas, theatres, restaurants and bars along with a number of major tourist attractions including Canongate Kirk, Holyrood Park, Palace of Holyroodhouse, Scottish Parliament, Dynamic Earth, Royal Museum of Scotland, Edinburgh Castle and the summit of Calton Hill that houses a number of historical monuments. Regular bus services run outside the property for the airport, Waverley Station, the city centre and beyond.



Approx. Internal Area 95.11 Sq M / 1023 Sq Ft.

Not to scale. For identification only.

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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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