

COULTERS<sup>®</sup>

# 86/3 WEST BOW

GRASSMARKET, EDINBURGH, EH1 2HH

 1 BED  1 BATH  1 PUBLIC



## TAKE A LOOK INSIDE

Victoria Street and the West Bow form one of the most iconic, endearing streets in Edinburgh and this beautifully proportioned, tastefully presented first floor flat is a fine example of the stunning architectural accommodation located there.

Bursting with fine period features which elegantly combine with modern living, this gorgeous home is a 'must-see' property and early viewing is recommended to avoid missing out.

## KEY FEATURES



Handsome first floor flat with a delightful outlook.



Beautifully presented double bedroom.



Within easy walking distance of Princes Street Gardens & the Meadows.



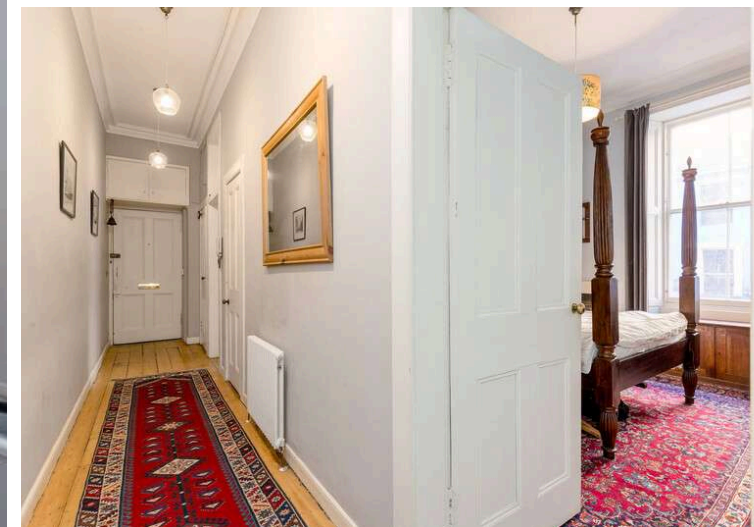
Permit holder parking on the surrounding streets.



Situated in the historic Old Town.



Independent retailers and cafes nearby.



Accessed by way of a shared entrance and stair, the front door opens onto a spacious hall with attractive sanded and lightly varnished wooden floors. The impressive sitting room boasts ornate cornice work, working shutters and a beautiful fireplace with a striking mantelpiece creating a cosy focal point in the room. Adjacent to the sitting room is a sumptuous double bedroom with another gorgeous fireplace and exposed stonework that creates a delightful feature. Wall and base mounted cabinetry flank two walls of the kitchen, with space for a small table and chairs and practical vinyl flooring. The modern shower room has a superb walk-in rainfall shower (with attachment), WC and wash hand basin. Residents permit holder parking is available on the surrounding streets and the wonderful green open spaces of Princes Street Gardens and The Meadows are within walking distance.





## THE LOCAL AREA

The Old Town, situated in the medieval heart of Edinburgh, has retained many of its reformation era buildings and is a UNESCO World Heritage Site. The property is close to Edinburgh's commercial, cultural, civic and academic areas and most of the key City Centre amenities are within walking distance.

The Royal Mile and The Grassmarket provide an array of boutiques and some of Edinburgh's finest bars and restaurants. The exciting New Waverley Development located off New Street is home to a range of fashionable shops and eateries. Narrow, winding Victoria Street offers a fine selection of specialist stores.

A public transport network operates within the City Centre and beyond and Waverley train station is in walking distance. Edinburgh City Bypass and the main motorway networks are also within easy reach.

## EXTRAS

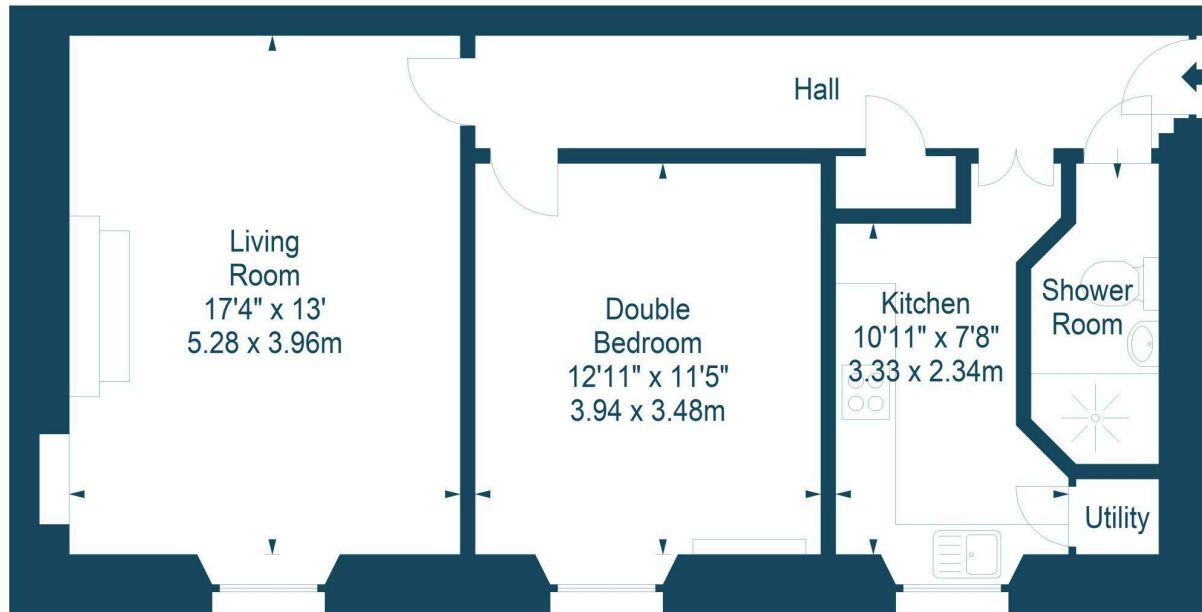
All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price. Some of the rugs may be available by separate negotiation



West Bow,  
Edinburgh,  
Midlothian, EH1 2HH



Approx. Gross Internal Area  
644 Sq Ft - 59.83 Sq M  
For identification only. Not to scale.  
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First Floor

## GET IN TOUCH

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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.