



Flat 6, 31 South Bridge
Edinburgh, EH1 1LL



"Bright central two bed top floor tenement flat with stunning views of Arthur Seat set in the heart of Edinburgh"

- ENTRANCE STAIR
- SECURE DOOR ENTRY SYSTEM
- HALL
- LIVING/DINING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BATHROOM
- ATTIC SPACE
- GAS CENTRAL HEATING
- PARTIAL DOUBLE GLAZING
- GOOD LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS





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, 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 including galleries, museums and theatres. 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. Excellent recreational facilities can be found at The Royal Commonwealth Pool and pleasant walks can be enjoyed in the green open spaces of Holyrood Park Arthur's Seat and the Meadows which are all very close by. A wide selection of bus services is available nearby giving access to most areas of the City. There is a good array of schooling from nursery to secondary ages.

For commuters, Waverley Station is a short walk away and the city bypass is readily accessible and offers links to Edinburgh International Airport, the Forth Road Bridge and the central motorway network.

It is our understanding that this property is subject to Council Tax Band C, however, please check with the local authority.



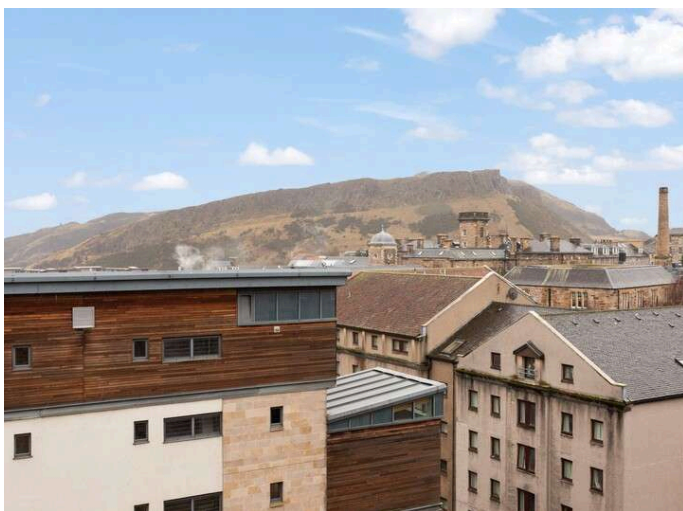
DESCRIPTION

South Bridge is a well presented, two bed flat, boasting a prime location in the heart of Edinburgh's historic old town, a stone's throw away from the Royal Mile. The property will appeal to a variety of buyers, in particular, professionals or the investor market given the strong demand for flats to rent within the immediate area - this property has always commanded a high rent. The accommodation comprises: entrance vestibule; welcoming hallway; bright and spacious bay windowed living/dining room with ornate ceiling roses and views of St Giles Cathedral; rear facing double bedroom 1 with built in wardrobes and magnificent views of Arthur's seat; front facing double bedroom 2 with built in wardrobes; modern fitted kitchen ample floor and wall mounted storage cupboards & a view of Arthur Seat and a bathroom with electric shower over bath which completes the accommodation on offer. Further benefits include: gas central heating and a mix of double glazing and single glazed Astragal windows.

EPC RATING

The energy efficiency rating for this property is band C

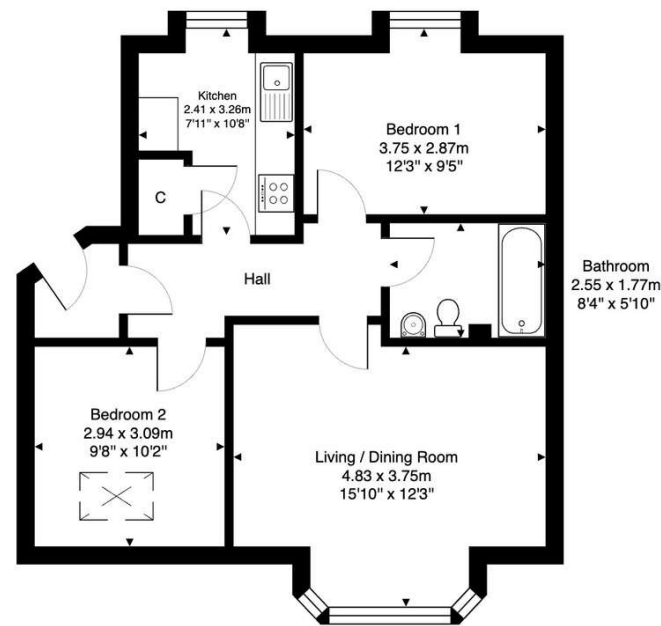
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We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



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Total Area: 58.4 m² ... 629 ft²

All measurements are approximate and for display purposes only



Third Floor

266-268 Portobello High Street,
Edinburgh, EH15 2AT
T: 0131 669 2121
Fraser Falconer - 07825 951348
admin@annan.co.uk



Disclaimer - These particulars do not form part of any contract or missive to be entered into with a prospective purchaser. All statements and measurements contained herein are believed to be correct but are not warranted or guaranteed. Intending purchasers must satisfy themselves as to the accuracy. No guarantee is given as to the working conditions of any appliance mentioned in these particulars. The photographs shown solely belong to Annan Solicitors and Estate Agents.

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