



21 2F1 Jeffrey Street

OLD TOWN | EDINBURGH | EH1 1DR



MURRAY
BEITH
MURRAY



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21 2F1 Jeffrey Street is an extremely well-presented second floor flat with nice open views to Calton Hill and the National Monument of Scotland to the front and Hopes Court and the Trinity Apsse to the rear. Conveniently located in the heart of Edinburgh's historic Old Town district and right next to the Royal Mile, this a particularly appealing apartment in a highly sought-after location.

Welcoming hall with storage cupboard and clothes pulley; spacious living room with open views across to Calton Hill; dining kitchen with a range of wall mounted and floor standing units; double bedroom quietly situated to the rear of the building; bathroom with white three-piece suite comprising WC, wash hand basin and bath with shower over.

Communal drying green to the rear of the property.

Permit holder and metered parking are available in the surrounding streets.

Standard fixtures and fittings are included in the sale, and whilst believed to be in reasonable working order, are strictly "sold as seen". The fridge, oven, washing machine and gas hob with hood are all included in the price.

From 1 February 2022, residential properties in Scotland are required to have installed a system of inter-linked smoke alarms that comply with BS EN14604:2005 and heat detectors that comply with BS 5446-2:2003, together with carbon monoxide detectors that comply with British Kitemark EN50291-1. No warranty is given that any interlinked system has been installed in this property that complies with the above, and interested parties should make their own enquiries.

Murray Beith Murray | 3 Glenfinlas Street | Edinburgh | EH3 6AQ

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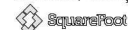
www.murraybeith.co.uk

The following note is of crucial importance to intending viewers and/or purchasers of the property.

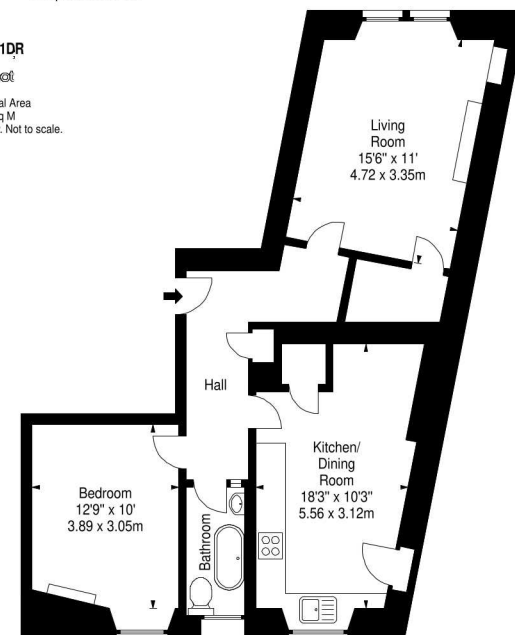
1. These particulars are prepared for the guidance of prospective purchasers and although they are intended to give a fair overall description of the property they are not intended to constitute part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. 2. No information in these particulars should be considered to be a statement of the condition of the property or of any services, equipment or facilities. 3. Photographs appearing in the brochure were taken in 2023 and indicate only parts of the property. No assumption should be made in respect of parts of the property which are not shown in the photographs. 4. Purchasers should not assume that any planning, building regulations or other consents have been obtained for alterations or changes of use. Any intending purchasers must verify the position themselves. 5. Descriptions of the property contained in these particulars are subjective. Any areas, measurements or distances stated in these particulars are approximate only. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. 6. No person in the employment of Murray Beith Murray has any authority to make or give any representation or warranty whatever in relation to this property nor to enter into any contract relating to the property. 7. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn. 8. Interested parties are requested to register their interest through their solicitors so that they may be informed should a closing date be set for the receipt of offers. 9. The seller shall not be obliged to accept the highest offer or any offer.

All offers should be submitted to Murray Beith Murray in writing and in accordance with Section 3 of the Requirements of Writing (Scotland) Act 1995.

Jeffrey Street,
Edinburgh,
Midlothian, EH1 1DR



Approx. Gross Internal Area
705 Sq Ft - 65.49 Sq M
For identification only. Not to scale.
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Second Floor



Location

Jeffrey Steet is situated in the heart of Edinburgh's historic Old Town, a UNESCO World Heritage Site renowned for its vibrant entertainment venues and attractions. 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. The shopping and commercial thoroughfares of Princes Street and George Street are within comfortable walking distance and include major high street retailers, as well as further restaurants and fashionable bars. The property is conveniently located for many Edinburgh University buildings, including Bristo Square, McEwan Hall, George Square and The National Library of Scotland. The area also features many famous and historical places of interest including galleries, museums and theatres. Places of particular interest include Edinburgh Castle, the Royal Palace of Holyrood and the Scottish Parliament. Excellent recreational facilities can be found at The Royal Commonwealth Pool and pleasant walks can be enjoyed in the green open spaces of the Meadows, Holyrood Park and Arthur's Seat, which are all very close by. 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 and the city bypass is readily accessible and offers links to Edinburgh International Airport, the Forth Road Bridge and the motorway network of central Scotland.