

OLD TOWN

7/6 BRIGHTON STREET  
EH1 1HD



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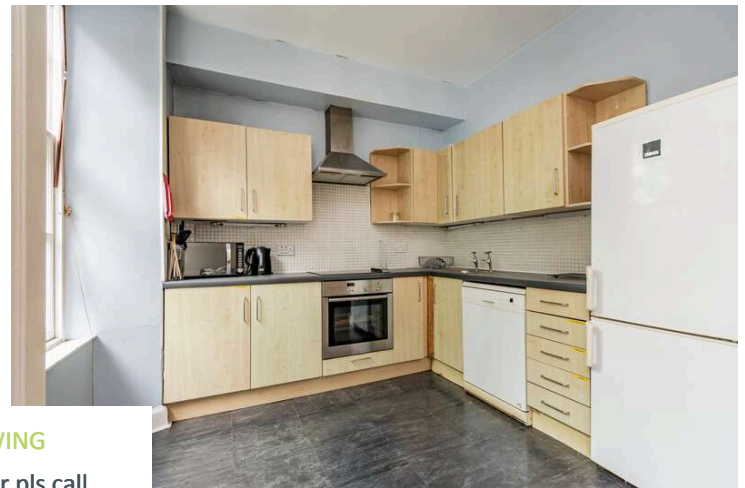
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EPC RATING: C

FIXED PRICE £295,000

#### PROPERTY DESCRIPTION

- Wide open hallway with two large storage cupboards and a further handy utility cupboard
- Open plan living/kitchen/dining room with twin windows overlooking the rear garden and a wide range of light wood kitchen units & appliances
- Spacious master bedroom to front with twin windows, walk in wardrobe with handy sink, Edinburgh press & beautiful corning
- Second large double bedroom to front with Edinburgh press
- Fully tiled bathroom with bath with mains shower over, built in vanity sink with storage, wc & heated towel rail
- Gas central heating from boiler in kitchen and hot water tank in cupboard off living area
- Period features including original windows, working shutters, cornicing, high ceilings & stripped wood floors
- Communal rear garden
- Residents' permit parking in the street
- Factor Fee £72 every 3 months

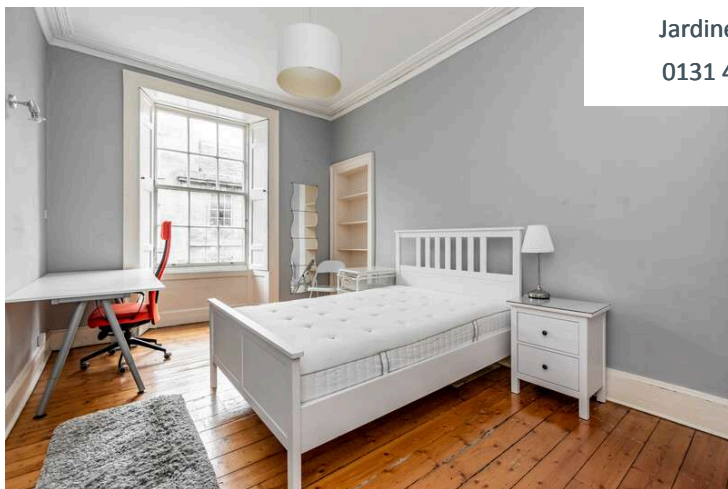


#### VIEWING

Sun 2-4 or pls call

Jardine Phillips

0131 4466850







## SPACIOUS TWO BED THIRD FLOOR FLAT WITH WEALTH OF PERIOD FEATURES IN AMAZING LOCATION OPPOSITE EDINBURGH UNIVERSITY

Located in this quiet cul de sac opposite George Square, this superb Georgian flat has two large bedrooms, loads of storage and an open plan living space - ideal for students, sharers or young professionals. The property has retained lots of period features including high ceilings, cornicing, working shutters, stripped wood floors and sash & case windows. An easy walk into the city centre or Newington with their wide range of amenities and shops, with the open spaces of the Meadows on your doorstep.

### AREA

The property is located on the edge of the characterful Old Town, within walking distance of Princes Street, but also close to all the amenities of Newington and the Meadows. Boasting a wealth of charm, the area hosts some of Edinburgh's most historical sights including Edinburgh Castle, the Royal Palace of Holyrood, the Scottish Parliament, Dynamic Earth visitor centre and Arthur's Seat. It has all the benefits of City Centre living but with a wide range of local amenities, bars, cafes, restaurants, gyms & shops nearby. The area is also in the vicinity of many cinemas & theatres, and is in the heart of the Edinburgh Fringe Festival in the summer months. Edinburgh University is opposite and Napier University is a short distance away. The wide open spaces of the Meadows provide a wonderful opportunity to relax outdoors. Numerous bus services run nearby to most parts of the town & surrounding areas and Waverly Train Station & the tram service are both also within walking distance.

### EXTRAS

The blinds/curtains, light fittings, electric hob, oven, cooker hood, freestanding dishwasher, freestanding fridge freezer and washing machine are included in the sale.

### HOME REPORT VALUATION

£300,000



Living/kitchen/dining room

18' x 14'10 (5.49 x 4.52m)

Bedroom 1

18'6 x 11'10 (5.64 x 3.61m)

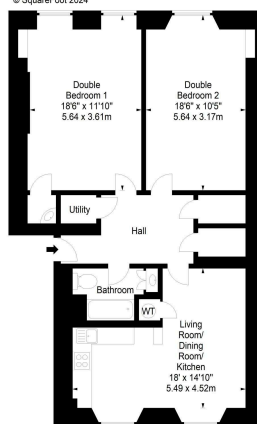
Bedroom 2

18'6 x 10'5 (5.64 x 3.17m)

Brighton Street,  
Edinburgh,  
Midlothian, EH1 1HD



Approx. Gross Internal Area  
871 Sq Ft - 80.82 Sq M  
For identification only. Not to scale.  
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Third Floor

Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

