



59/7 Forrest Road
Old Town, Edinburgh, EH1 2QP

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Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.

LOCATION

Situated within the city's Old Town which lies approximately one mile south of Edinburgh City Centre. There is an excellent range of local shopping with numerous café, bars and restaurants all within a comfortable walking distance. Princes Street and St James' Quarter offer a first class range of specialist boutiques and major retail outlets, also within walking distance or a short bus journey. Leisure facilities on offer are quite exceptional and include: Holyrood Park; The Meadows; Festival Theatre; Queens Hall and the popular Royal Commonwealth Pool and Leisure Centre. The area is served by an excellent public transport system, including nearby Tram stop on Princes Street and regular bus routes. A short drive south through Liberton takes you to the Edinburgh City Bypass, providing easy access to Edinburgh Airport and linking with major motorway networks. The property is within easy walking distance of the University of Edinburgh Campus

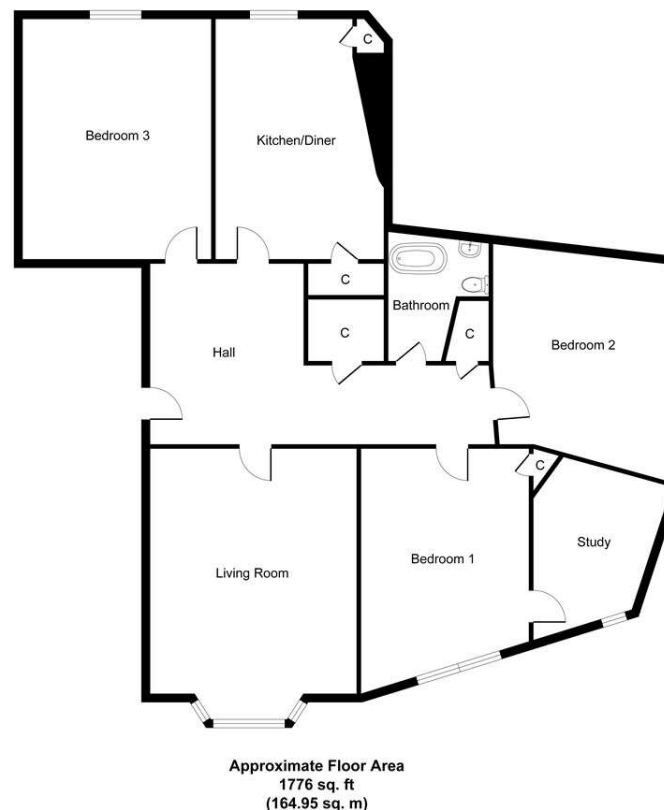
DESCRIPTION

Forrest Road is a three/four-bedroom tenanted HMO property situated on the third floor of a charming Victorian tenement building in the heart of Edinburgh's historic Old Town. With an enviable central location, near Bristo Square, George IV Bridge, and just a short walk from The Grassmarket, this spacious property, approx. 165sq.m, features a wealth of original period details, making early viewing a must. Requiring upgrading but offering the potential to increase the rent afterward in line with market value, the accommodation includes: a welcoming entrance hall; sizeable bay windowed living room; kitchen diner; double bedroom 1 with an adjoining study; double bedroom 2; double bedroom 3 and bathroom with electric shower over bath. Further benefits include: gas central heating; great investment opportunity; excellent local amenities and transport links including the nearby Waverley Station.

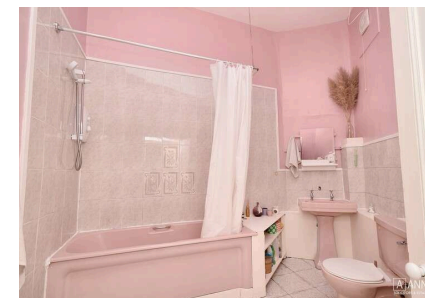
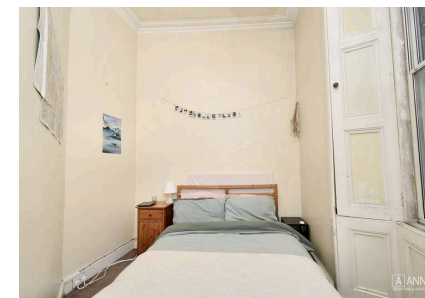
The energy efficiency rating for this property is band C

COUNCIL TAX

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



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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