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Offers Over

£325,000

12 Campbells Close

Old Town | Edinburgh | EH8 8JJ

A tremendous opportunity has arisen to acquire this impressive two bedroom main door apartment, forming part of a bespoke conversion of a former brewery, quietly located within the historic Old Town district near Holyrood Palace and adjacent to Edinburgh City Centre. Situated close to first-class amenities and transport links, the property will undoubtedly appeal to a multitude of buyers including professionals and investors.

-  2 beds
-  1 public
-  1 bathroom
-  Private terrace & shared courtyard
-  Permit/metered parking
-  EPC Band - C
-  Council Tax Band - E



Description

Internally, the property is presented in true move-in condition while briefly comprising of; welcoming entrance vestibule, bright and spacious lounge with double doors to the front terrace, and a useful storage cupboard, modern fully-fitted kitchen/diner with a range of integrated white goods, pantry cupboard, tiling in splash areas, and access to the shared courtyard, two well-proportioned double bedrooms both with ample room for freestanding furniture and different configurations, and a partially-tiled bathroom suite with a bath and separate shower.

Further benefits include gas central heating and single glazing throughout.

Factor fees are payable of approximately £650 per annum.



Extras

Selected fixtures and fittings, including; integrated gas hob, oven, extractor hood, washing machine and dishwasher, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

A private terrace with an external storage cupboard can be found at the property entrance allowing room for a small table and chairs. There is also a shared rear courtyard and a well-kept public garden, mostly laid to lawn, for residents to enjoy. For the car owner, there is on-street permit/ metered parking available within the area.

Viewing

By appointment through Neilsons 0131 625 2222.





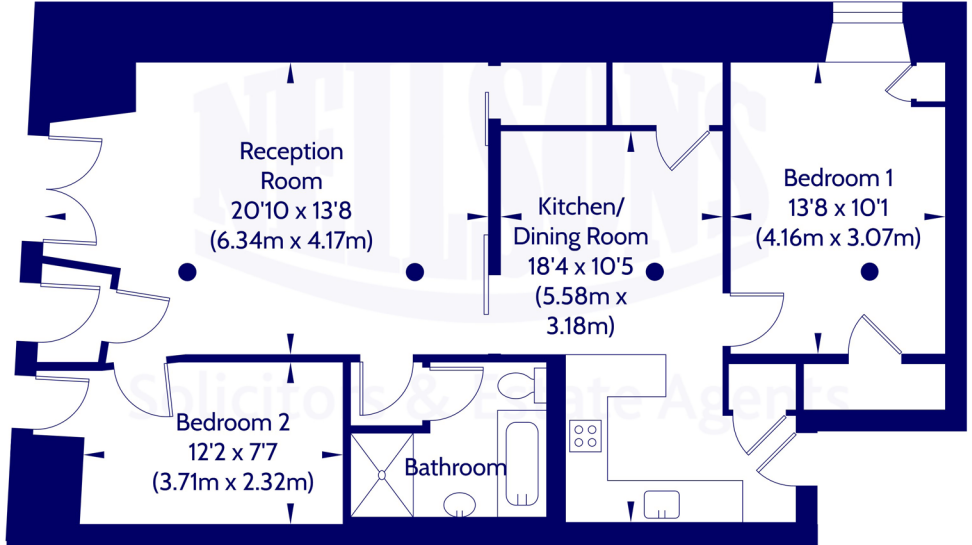
Location

Campbells Close lies near The Royal Mile and Princes Street and is therefore ideally placed for those wishing to take full advantage of all of the facilities available within a cosmopolitan and modern European capital. Within the immediate vicinity there are first-class amenities to meet day-to-day needs including a wide range of shops, banks, supermarkets, cinemas, theatres, restaurants and bars along with a number of major tourist attractions including Canongate Kirk, Holyrood Park, Palace of Holyroodhouse, Scottish Parliament, Dynamic Earth, Royal Museum of Scotland, Edinburgh Castle and the summit of Calton Hill that houses a number of historical monuments. Regular bus services run outside the property for the airport, Waverley Station, the city centre and beyond.



Approx. Gross Internal Floor Area 80.05 Sq M / 862 Sq Ft.

Lower Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

