



RALPH SAYER
SOLICITORS & ESTATE AGENTS

197/3 Pleasance
Edinburgh EH8 9RU

197/3 Pleasance

This lovely first floor flat offers a fantastic city centre location. Situated a stones throw from Edinburgh's historic Old Town, the Pleasance is in the heart of the Edinburgh fringe festival, an Edinburgh University hub and a short walk to the vast open space of Holyrood park and Arthur's Seat. Due to the desirable situation, this flat will appeal to city professionals, first-time buyer, buy-to-let investor or those seeking a pied-à-terre.

Entering the building via a secure entry phone system, a flight of stairs leads to the first floor shared balcony, which in turn gives access to an entrance door to a shared foyer and then to the flat entrance. Once inside, you are welcomed by a small hallway, with rooms at either end. To the front is a bright and spacious lounge/kitchen. A large double casement window frames a fabulous view over rooftops to Salisbury Crags. A well-equipped kitchen lies in a corner of the room with convivial breakfast bar. To the rear is a bedroom with built-in storage and a three-piece shower room, completes the accommodation.

Extras: all fitted floor coverings, window furnishings, light fittings and all kitchen appliances will be included in the sale.

Other items are available by separate negotiation

Property Summary

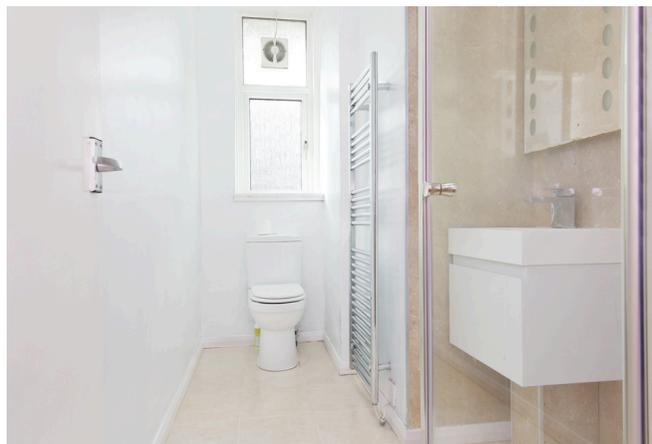
- Close to the historic Old Town, Edinburgh University & Holyrood park
- Views Salisbury Crag's and Arthur' Seat
- Lounge & kitchen
- Bedroom with built-in storage
- Three-piece shower room
- Double glazing
- Shared rear garden
- Parking on surrounding streets; resident permit (Zone 3) & pay and display
- EPC Rating - E | Council Tax Band - B



Home Report Value - £175,000



Lovely flat, close to the historic 'Old Town' with views to Arthur's Seat



Let us help you find your next
dream property!



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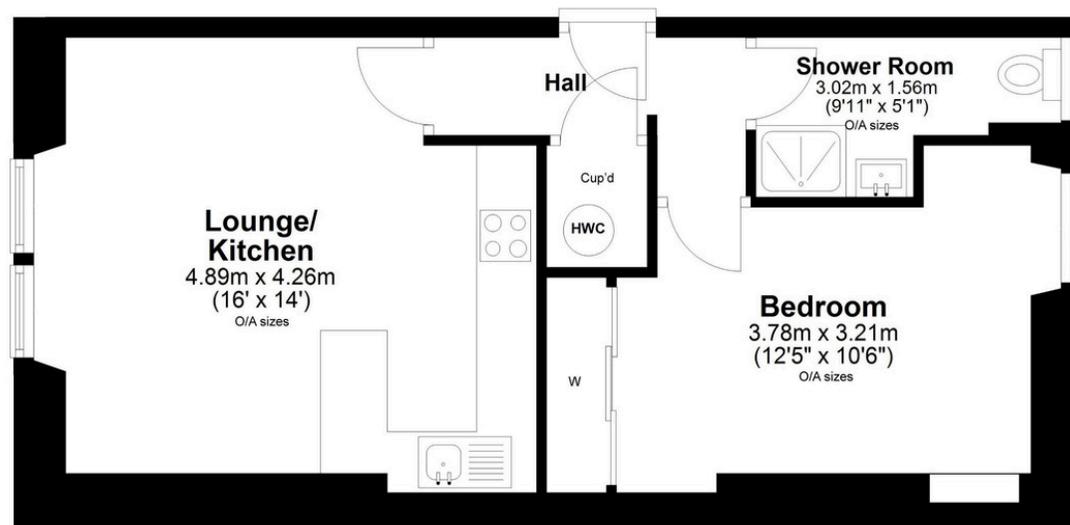
Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP

 **CHARTERED FIRM**

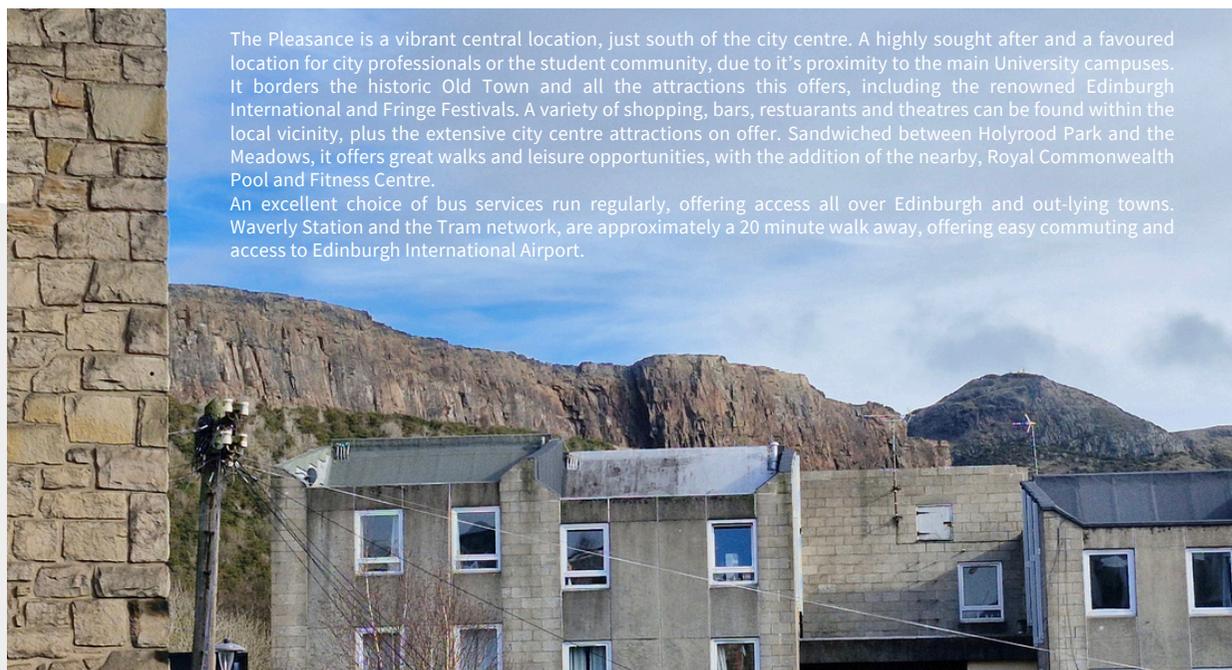
DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



First Floor

Approx. 42.7 sq. metres (459.7 sq. feet)



View from flat

The Pleasance is a vibrant central location, just south of the city centre. A highly sought after and a favoured location for city professionals or the student community, due to its proximity to the main University campuses. It borders the historic Old Town and all the attractions this offers, including the renowned Edinburgh International and Fringe Festivals. A variety of shopping, bars, restaurants and theatres can be found within the local vicinity, plus the extensive city centre attractions on offer. Sandwiched between Holyrood Park and the Meadows, it offers great walks and leisure opportunities, with the addition of the nearby, Royal Commonwealth Pool and Fitness Centre.

An excellent choice of bus services run regularly, offering access all over Edinburgh and out-lying towns. Waverly Station and the Tram network, are approximately a 20 minute walk away, offering easy commuting and access to Edinburgh International Airport.