



RALPH SAYER
SOLICITORS & ESTATE AGENTS

43 Carnegie Court

Pleasance, Edinburgh EH8 9SN

43 Carnegie Court

Nestled next to the vast green space of Holyrood Park, sitting just off the Pleasance and close to Edinburgh's historic Old Town and university area, this property is in a prime and sought-after city location. Positioned on the first and second floor of a 1970's courtyard development, this three bedroom maisonette has generous proportions with light and airy south-facing accommodation and is in ready to move-in condition. 43 Carnegie Court is the ideal purchase for city professionals, first-time buyers and with a HMO licence and successful letting history from 2011, it will be an ideal buy-to-let investment.

Access is via a covered walkway, where the front door opens directly into an hallway with stairs leading up to the bedrooms. All accommodation enjoys a southerly aspect over-looking the central courtyard area. A spacious lounge offers scope for both comfy seating and dining with the addition of a large walk-in cupboard under the stairs. Off the lounge is a galley kitchen with ample fitted storage and worktop space. Upstairs are three well-proportioned double bedrooms, (two with built-in storage) and share a three-piece bathroom with shower. On the landing is another good-size cupboard.

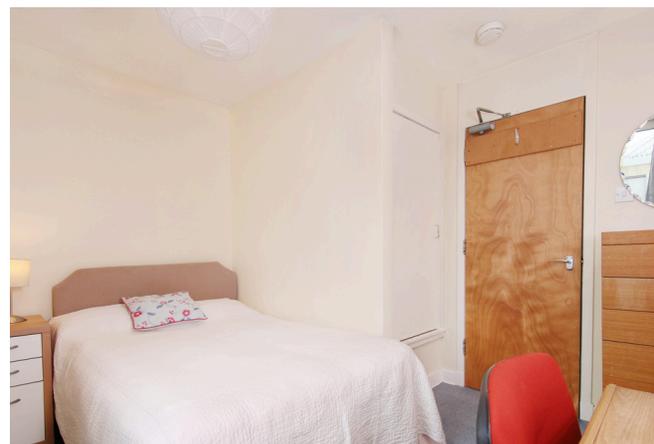
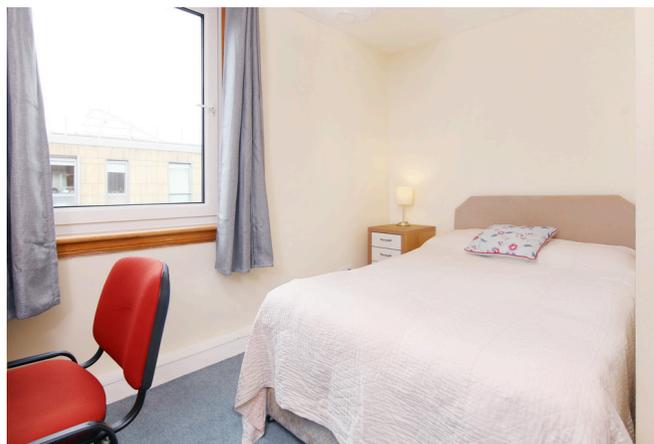
Property Summary

- Prime location in the Pleasance area, next to Holyrood Park & university area
- First Floor Maisonette flat
- Bright & spacious lounge/dining room
- Galley style kitchen
- Three excellent double bedrooms
- Three-piece bathroom
- Gas central heating & double glazing
- Well-maintained shared rear garden
- Secure shared drying area off 1st Floor walkway
- Residents "Mews" permit parking in the courtyard & on-street parking in surrounding streets
- EPC Rating - D | Council Tax band - B

Home Report Value - £260,000

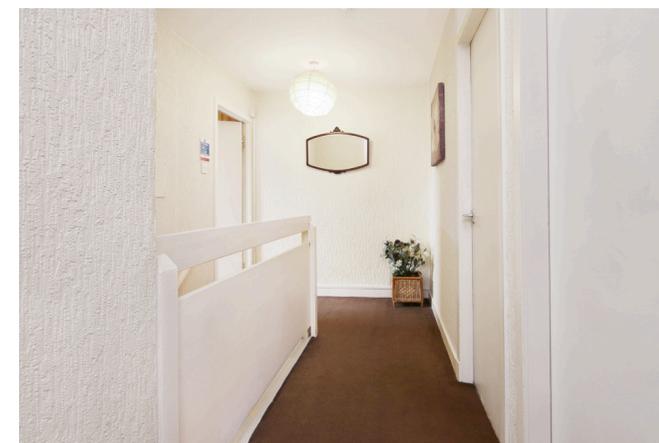








Prime
location, at the
Pleasance,
next to
Holyrood Park





Externally, the property has the shared use of the central courtyard area, a well-kept shared garden to rear (with-in courtyard) and off the first floor walkway a secure drying area.

Residents “Mews” permit parking in the courtyard & on-street parking in surrounding streets.

This property has a current HMO licence until 2027.

Extras: All fitted floors coverings, curtains, blinds, light fittings and all kitchen appliances, to be included in the sale.

Other items available by separate negotiation.





The Pleasance

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, area approximately a 20 minute walk away, offering easy commuting and access to Edinburgh International Airport.



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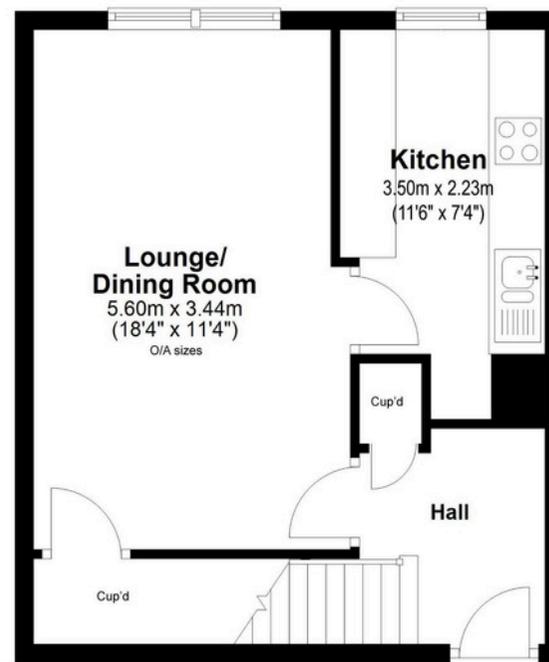
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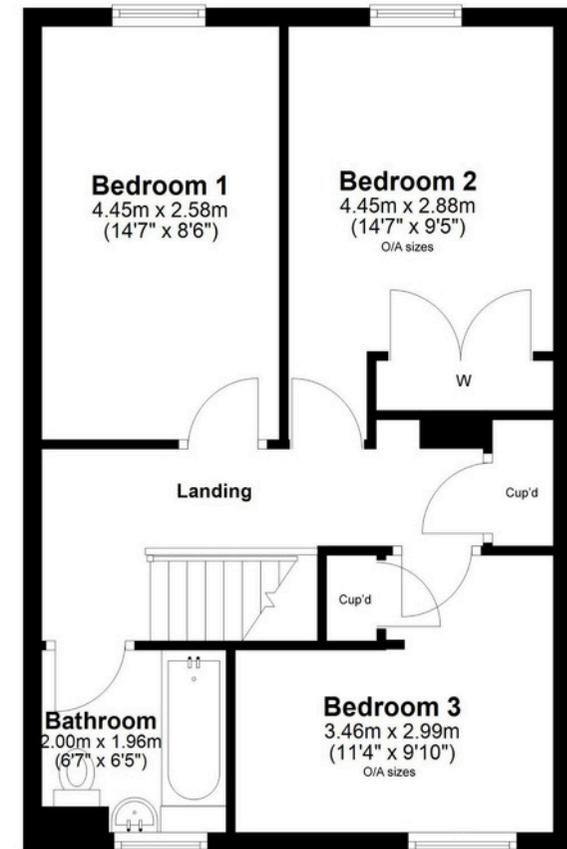
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DISCLAIMER

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. 36.8 sq. metres (396.1 sq. feet)



Second Floor
Approx. 48.3 sq. metres (519.7 sq. feet)

Total Area: approx. 85.1 sq.metres (915.8 sq. feet)