



23 1f1 Forrest Road  
Old Town, Edinburgh, EH1 2QH

CALL US ON 0131 447 4747



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For price and viewing information please visit  
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or call 0131 447 4747

- Shared secure entry.
- Reception hall with excellent storage.
- Spacious living room/dining room/kitchen with appliances.
- Attractive & generously proportioned double bedroom with bay window.
- Further double bedroom.
- Large box room/home office.
- Freshly presented bathroom with shower.
- Gas central heating.
- Double glazing.
- Original features.
- Permit & metered parking.



## GENERAL DESCRIPTION

A well-presented first floor flat situated within the Old Town district of the city within walking distance of Edinburgh City Centre and all its local attractions. There is a wide range of local amenities close at hand, and the property would be an ideal purchase for a professional person/ couple or letting purposes.

COUNCIL TAX BAND

TRAIN STATION

AIRPORT

BUSES

D.

APPROXIMATELY 600 METRES TO EDINBURGH WAVERLY STATION.

APPROXIMATELY 8.5 MILES TO EDINBURGH AIRPORT.

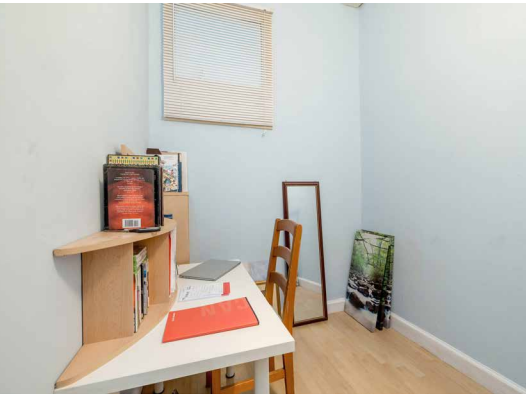
ON YOUR DOORSTEP.

## LOCATION

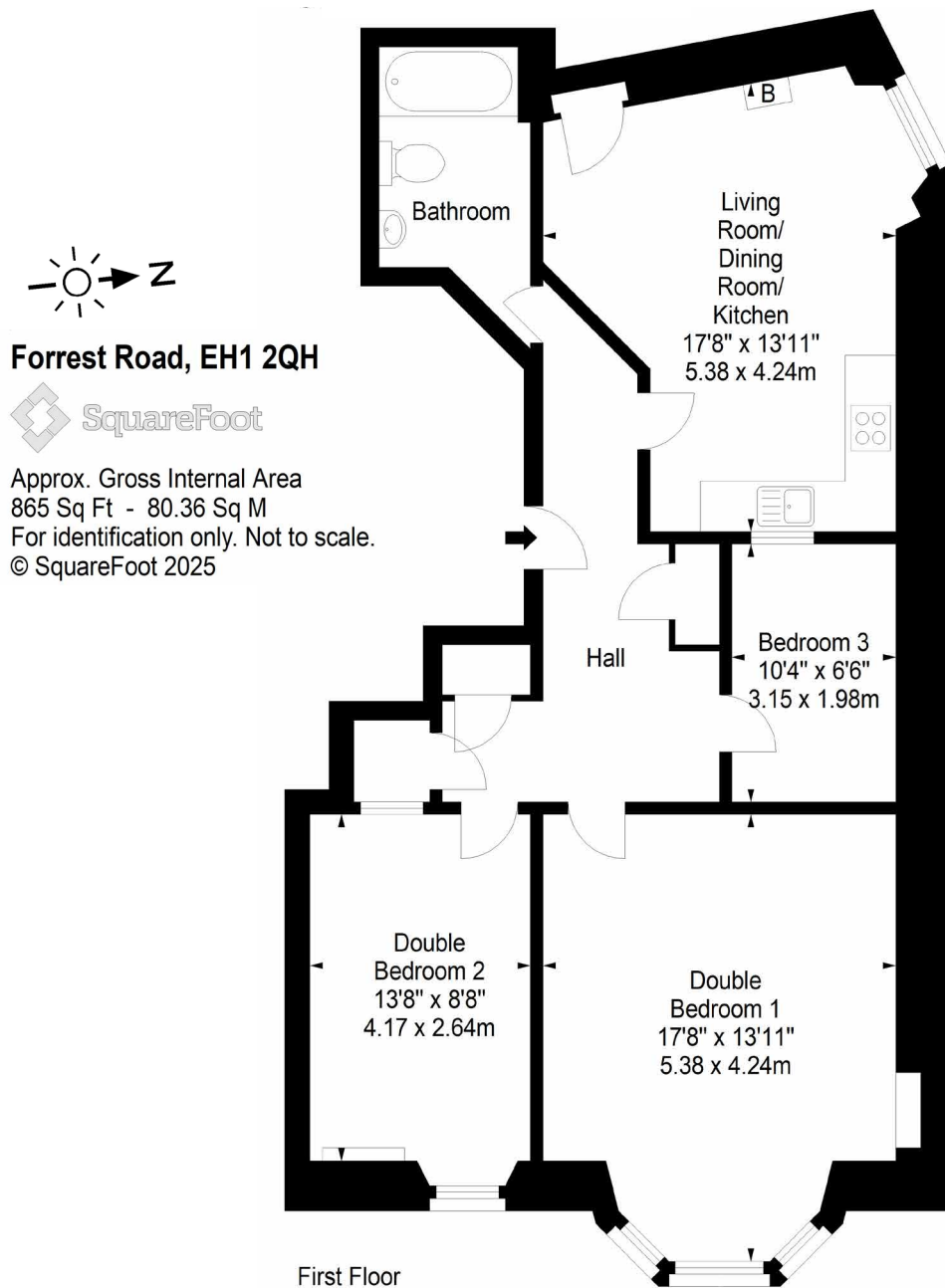
Edinburgh's Old Town, a World Heritage Site, is a vibrant and central location, with a rich variety of amenities, facilities and attractions of Edinburgh's city centre just a few hundred yards away, with the iconic Edinburgh Castle, St. Giles Cathedral, the Grassmarket, the Scottish Parliament, Holyrood Park, and Arthur's Seat all within a short radius. The Royal Mile itself is a bustling thoroughfare with numerous bars, restaurants, bistros, cafés, and speciality shopping on offer. Princes Street and George Street offer all the major shopping expected of a major city and is easily accessible on foot, as are the central travel hubs of Waverley Railway Station, St Andrew's Square, and York Place for onward travel.

EXTRAS:

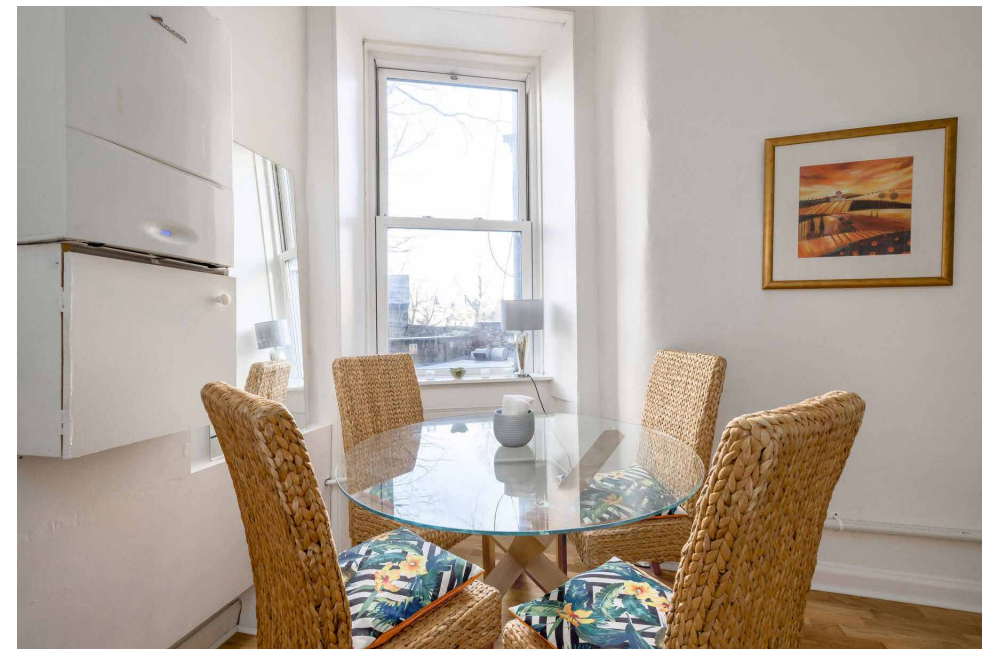
ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS COME WITH POLES, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FREESTANDING FRIDGE/FREEZER, AND AUTOMATIC WASHING MACHINE.







ENERGY PERFORMANCE  
 CERTIFICATE RATING C



76 - 80 Morningside Road, Edinburgh, EH10 4BY  
 T: 0131 447 4747

WEBSITE: [GILLESPIEMACANDREW.CO.UK/PROPERTIES](http://GILLESPIEMACANDREW.CO.UK/PROPERTIES)

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.