



1/7 Parliament Square Edinburgh, EH1 1RF

Charming one bed studio flat within the heart of the historic Old Town and Royal Mile

URQUHARTS
EDINBURGH



DESCRIPTION

1/7 Parliament Square is a charming one bed south-facing first floor studio flat, forming part of a Victorian A-Listed building, formerly the Police Chambers, situated within the heart of the historic Old Town and Royal Mile. The location is superb with excellent local amenities within walking distance including Edinburgh Castle, Princes Street Gardens, The National Museum of Scotland, Holyrood Park and Arthur's Seat. The property would suit a range of buyers including professionals, or those seeking a rental investment or pied-à-terre.

Entrance hall; bright and spacious open plan living room / dining room / kitchen with built in illuminated display shelving and storage cupboards; fitted kitchen with wall and base units and integrated appliances including electric oven, hob and hood, fridge freezer, dishwasher, and washing machine, with a fitted pantry cupboard providing additional storage; This sociable area stretches the entire depth of the property and is bathed in sunny natural light from double sash windows with a southerly-facing aspect and delightful Old Town views. Leading off the kitchen is an internal double bedroom with built in shelving; and a contemporary shower room with wall-hung basin, a large wall-mounted mirror, and a deluxe walk-in shower.

ACCOMMODATION

Entrance hall. Living room / Dining room / Kitchen & Utility room. Internal double bedroom. Shower room.

NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.
3. All measurements are approximate and any plans are for guidance only and are not guaranteed.
4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.

Electric heating. Sash and case windows. Residents permit and pay & display on-street parking nearby. A right in common to an external cellar / bike store on Old Fishmarket Close.

LOCATION

Parliament Square is situated in the heart of Edinburgh on the famous Royal Mile. just a short walk from Edinburgh Castle. It lies within Edinburgh's Old Town Conservation Area and UNESCO World Heritage site. The immediate locale provides an excellent range of facilities from restaurants, bars, coffee shops and convenience stores to historical places of interest and culture like Holyrood Palace, Scottish Parliament Building, Grassmarket and National Museum of Scotland. Lovely walks can be taken in Princes Street Gardens, Calton Hill, Holyrood Park and Arthur's Seat, whilst leisure and recreational facilities are available at the Royal Commonwealth Pool, Omni centre and Edinburgh Playhouse Theatre. The main shopping thoroughfares of Princes Street and George Street and the new St James Quarter are within easy walking distance. Excellent bus services operate from nearby with Waverley train station and tram services close to the property. The city bypass and main motorway networks are also within easy reach, as well as Edinburgh International Airport and the Forth Road Bridge/Queensferry Crossing heading North. Edinburgh University campuses and some Napier campuses are only a short distance away.

INCLUDED IN SALE

All fitted floor coverings, light fittings, blinds, and kitchen appliances. All furniture may be available by separate negotiation.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band F

The property has an Energy Rating Category D

Tenure Freehold

