



**13 (1F2) GRINDLAY STREET
CITY CENTRE
EDINBURGH
EH3 9AT**

**FIXED PRICE
£275,000**

 **CONNELL & CONNELL** WS
SOLICITORS AND ESTATE AGENTS

**STYLISH
FIRST FLOOR
FLAT WITH CASTLE
VIEWS IN A DESIRABLE
CITY CENTRE LOCATION
CLOSE TO EXCELLENT
LOCAL AMENITIES**

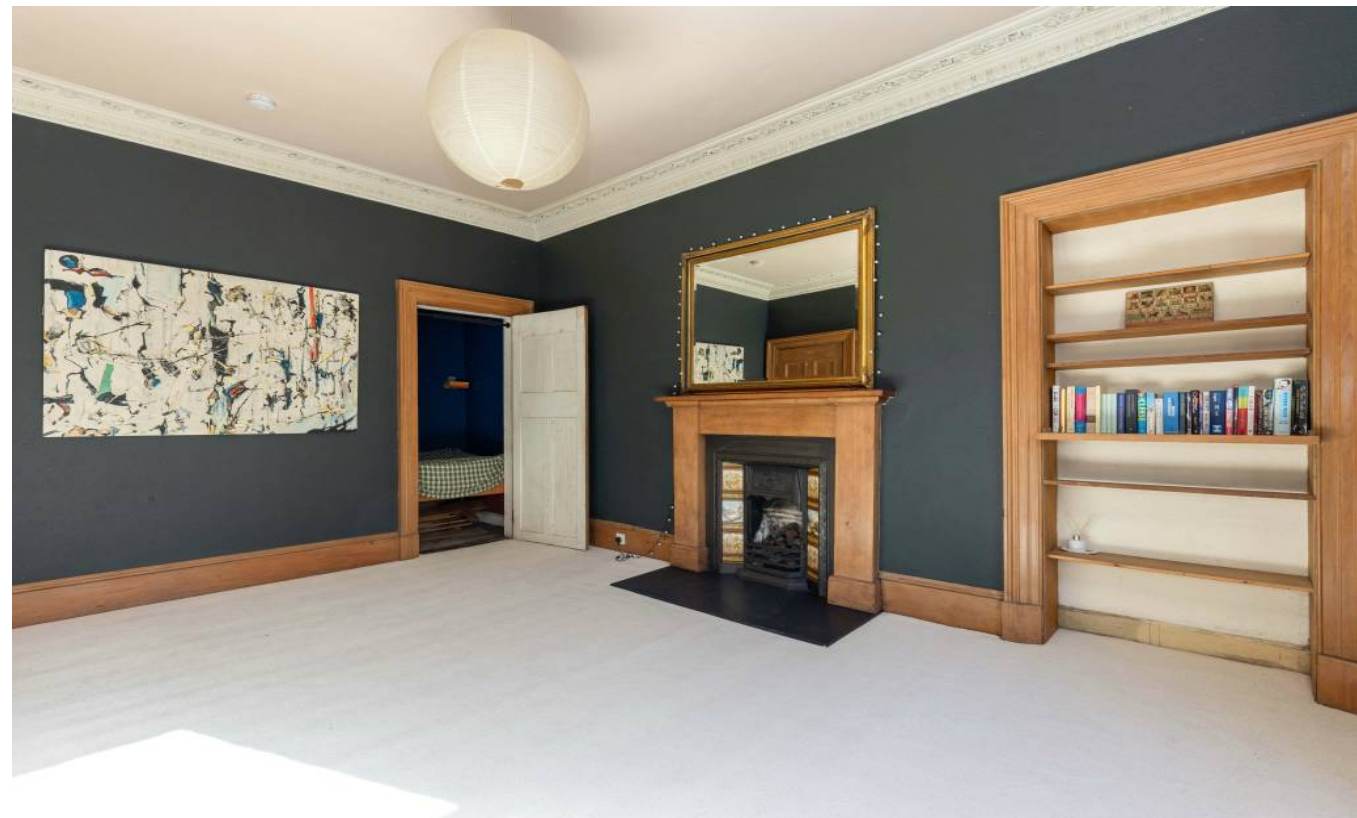
VIEWING
BY APPOINTMENT
TELEPHONE AGENTS
0131 524 3800 FOR
AN APPOINTMENT

Attractive and spacious, one-bedroom, first floor flat set in a traditional tenement building located in Lauriston, in the heart of the City Centre. Lauriston lies close to the green spaces of Bruntsfield Links, The Meadows and Princes Street Gardens. It is conveniently placed for the Grassmarket and the Royal Mile, and is also a short walk from Edinburgh Quay and the Union Canal. The Fountain Park leisure complex, found a short distance to the west, hosts a multiscreen cinema, bowling, and a fitness centre.

There are regular public transport services which pass close by on Lothian Road. Waverley Railway and Tram Stations are also a short walk from the property.

Internally the property is in good decorative order throughout and benefits from gas central heating, sash and case windows with working shutters and good storage facilities. The kitchen appliances are included in the sale together, most other items are available through separate negotiation.

There is a large communal garden to the rear of the property. Resident permit parking is available in the area.



PROPERTY DETAILS

- * Entrance Hall providing access to all rooms. Built in cupboard. Entryphone handset. Cornice.
- * Bright and spacious Sitting Room with window to front. Window shutters. Original fireplace with wooden surround, cast iron Victorian tiled insert and slate hearth. Shelved Edinburgh wall press. Decorative cornice.
- * Stylish Kitchen / Dining Room with matching wall and base units. Integrated gas hob and electric oven. Ample work surfaces with Belfast sink and tiled splashback. Pantry. Shelving. Clothes pulley. Space for good sized dining table and chairs. Window to rear with views to Edinburgh Castle. Window seat.
- * Large Double Bed room with window to front. Window shutters. Cornice.
- * Large Boxroom suitable for a variety of uses. Built in bed.
- * Tiled Shower Room with white two-piece suite comprising wash hand basin and WC. Shower compartment with electric shower. Mirror. Extractor.

Energy Efficiency Rating: E



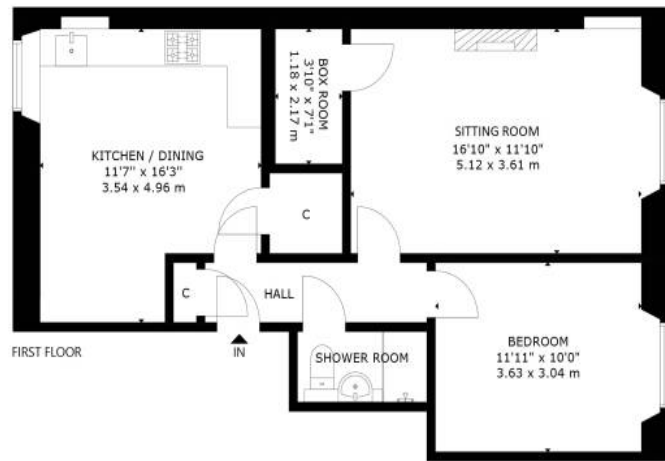
EXTERNAL

There is a large communal garden to the rear of the property.

Resident permit parking is available on application to the City of Edinburgh Council.



Note: No warranties will be granted in respect of any appliances or systems included in the sale.



13 (1F2) GRINDLAY STREET, EDINBURGH, EH3 9AT
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 675 SQ FT / 63 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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Note: Measurements are for general guidance only and are not warranted. These particulars do not form part of any contract. The floor plan is for illustrative purposes only and as such is not drawn to scale.



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* Please contact us for a free consultation or valuation

Connell & Connell are a traditional firm of family solicitors established in 1924 and dealing with all aspects of General Practice.

