

3/9

Forrest Hill

Old Town

Edinburgh

EH1 2QL





3/9 Forrest Hill is an attractive one bed third floor flat, peacefully located within a courtyard setting, in the popular historic Old Town. Characterised by its narrow closes and winding medieval streets, Old Town is the oldest part of Edinburgh and recognised globally as a UNESCO World Heritage Site. Steeped in history and culture at every turn, the Old Town is home to some of the capital's most famous buildings and landmarks, namely Edinburgh Castle (perched atop an extinct volcano), St Giles' Cathedral and the Palace of Holyrood house. The location is superb with excellent local amenities and is a convenient distance from the City Centre & surrounding areas.

The accommodation comprises:

- Entrance hall with entry phone system.
- Spacious living room with views over Greyfriars Kirk, period mantle and varnished floors. Door to the kitchen which is fitted with a range of base and wall mounted units, integrated fridge, electric oven, Gas hob and extractor hood. Storage cupboard.
- Double bedroom with sash and case window, varnished floors, storage cupboard and ample space for freestanding furniture.
- Shower room fitted with toilet, pedestal sink and shower enclosure.



Viewing by appointment on 0131 524 3800

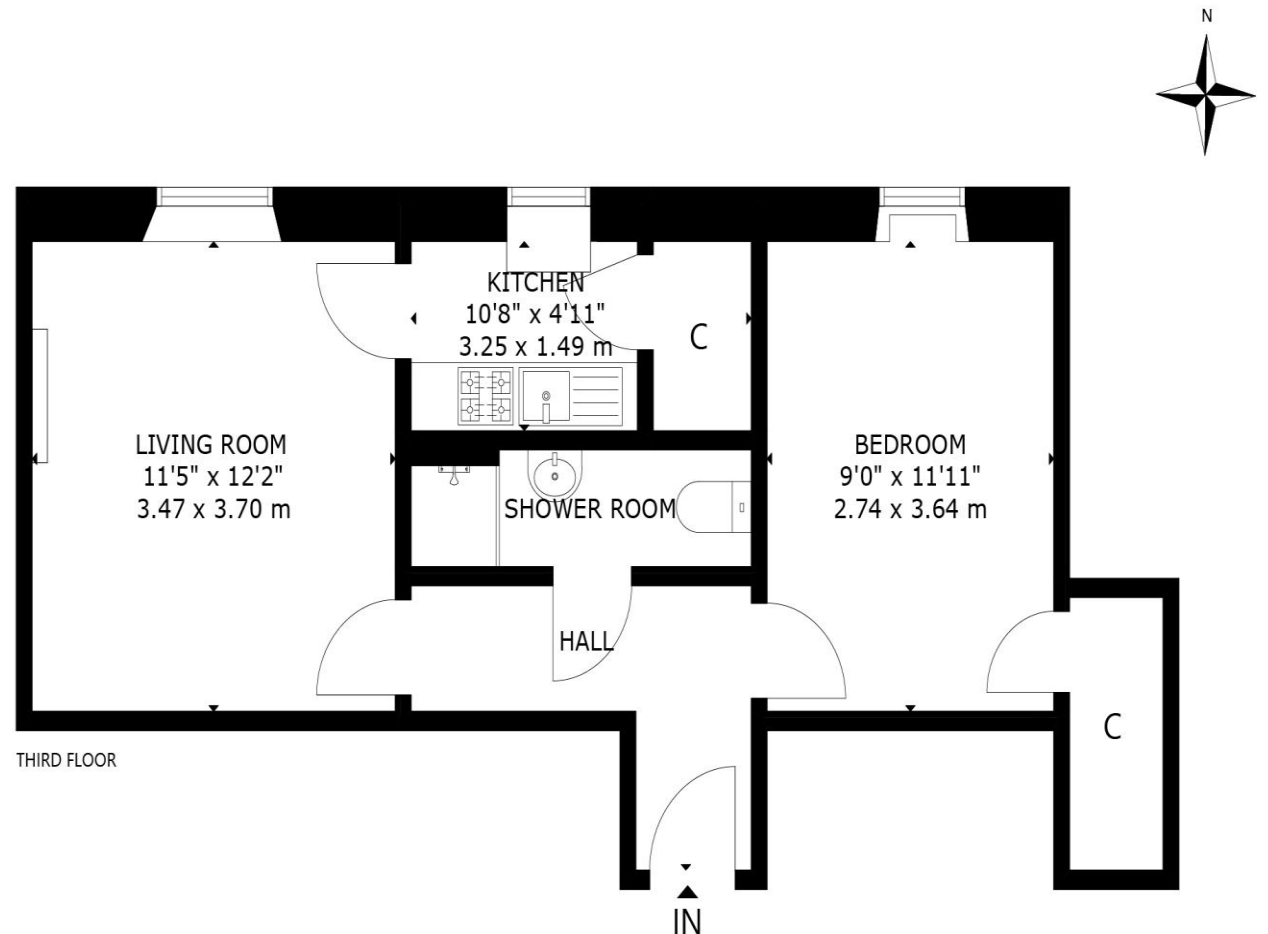






The Old Town district is one of Edinburgh's most sought-after residential areas, boasting a wealth of charm and character and incorporating the Royal Palace of Holyrood, the Scottish Parliament, Dynamic Earth visitor centre and Arthur's Seat. It has all the benefits of city centre living with a wide range of amenities within comfortable walking distance, including Princes Street. There is extensive shopping all around to suit everyday requirements and beyond, and recreational facilities are numerous with theatres, cinemas, restaurants and bars all close by. An efficient public transport network operates to most parts of the town, and beyond to surrounding areas. The city by-pass and the main motorway network are also within easy reach, and Waverley railway station is just a short distance away.

- Gas Central Heating
- EPC Band- C
- Council Tax Band- C



3/9 FORREST HILL, EH1 2QL
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL AREA 455 SQ FT / 42 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.

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* Please contact us for a free consultation or valuation

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