



Solicitors & Estate Agents









Offers Over

£230,000

7/9 Johnston Terrace

Old Town | Edinburgh | EH1 2PW

A tremendous opportunity has arisen to acquire this impressive third floor one bedroom flat situated within the heart of the capital's historic Old Town. Forming part of a C-Listed building a stone's throw from Edinburgh Castle, the property is ideally suited to professionals and buy-to-let investors.

-  1 bed
-  1 public
-  1 bathroom
-  Permit/metered parking
-  EPC Band - C
-  Council Tax Band - C



Description

Internally, the third floor accommodation briefly comprises; welcoming entrance hallway with useful storage provisions, bright and spacious lounge/kitchen/diner with integrated white goods, tiling in splash areas, beautiful fireplace and twin windows overlooking Tolbooth Kirk with further indirect views of Edinburgh Castle, handy storage/box room offering flexible use, generously-proportioned double bedroom with ample space for freestanding furniture and different configurations, and a fully-tiled shower room with a corner cubicle and heated towel rail.

Further benefits include a secure door entry system, sash and case double glazed windows, and double glazing throughout.



Extras

Selected fixtures and fittings, including; integrated light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

For the car owner, permit/metered parking is available within the area.

Viewing

By appointment through Neilsons 0131 625 2222.





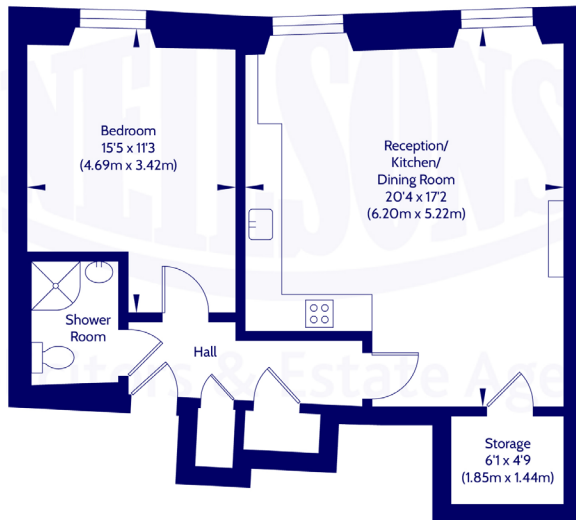
Location

Johnston Terrace lies in the heart of the Old Town, a UNESCO World Heritage Site boasting a wealth of charm and character and offers all the benefits of city centre living. Within the immediate vicinity there are first-class amenities to meet day-to-day needs including a wide range of shops, banks, supermarkets, cinemas, theatres, restaurants and bars. A number of major tourist attractions including Edinburgh Castle, Holyrood Park and Arthur's Seat, Palace of Holyroodhouse, Scottish Parliament, Dynamic Earth, and the summit of Calton Hill are all close by. Regular bus services run outside the property for the city centre and beyond. Edinburgh Waverley Station and the tram system are both a short walk away for access across Edinburgh and to Edinburgh International Airport. The City Bypass is also readily accessible for access to the Scottish motorway network.



Approx. Gross Internal Floor Area 56.5 Sq M / 608 Sq Ft.

Third Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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