



38/4 Cockburn Street

Old Town | Edinburgh | EH1 1PB

Charming one-bedroom second floor flat forming part of an attractive traditional building in the heart of Edinburgh's historic Old Town. Boasting a prime central location with first-class amenities, restaurants, and transport links right on the doorstep, the property is ideally suited to professionals and buy-to-let investors alike.

- 1 bedroom
- 1 public room
- 1 bathroom
- Communal garden
- On-street parking
- EPC Band – C
- Council Tax Band – B



Description

A welcoming entrance hallway provides access to all main apartments. The bright and airy lounge enjoys a pleasant outlook over Cockburn Street and features an electric fireplace along with a traditional Edinburgh press cupboard, creating a warm and characterful living space. The spacious kitchen diner is fitted with a range of freestanding white goods and finished with partial tiling in splash areas for easy upkeep. There is ample space for a dining table and chairs, making this a practical and sociable area for everyday living. The generously proportioned double bedroom benefits from a large built-in cupboard and offers excellent space for freestanding furniture and flexible layout options. Completing the accommodation is the bathroom, fitted with a three-piece suite including a corner bath with shower over.

Further benefits include gas central heating and single glazing.



Gardens & Parking

Externally, residents enjoy access to a shared communal garden area to the rear of the building. On-street permit and metered parking is available within the surrounding area.

Extras

Selected fixtures and fittings, including; freestanding cooker, fridge-freezer, washing machine, and dishwasher, light fittings and fitted floor coverings.

Viewing

By appointment through Neilsons 0131 625 2222.





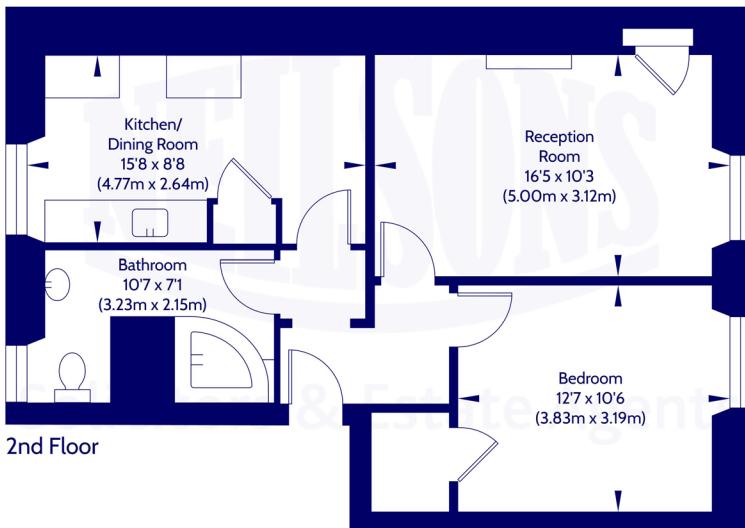
Location

Cockburn Street 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 Sq M / 602 Sq Ft.



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.



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