



8 Cordiner's Land, 70 West Port, Edinburgh, EH1 2LF



Welcome

Welcome to West Port, this well-proportioned, one bedroom, second floor apartment with the most stunning views of Edinburgh Castle, offers bright and spacious accommodation, whilst enjoying a spectacular central location in the heart of Edinburgh's historic Grassmarket. The property is a stone's throw from the iconic castle, The Royal Mile, and many of Edinburgh's world class attractions. The property forms part of an historic Edinburgh tenement "Cordiner's Land" which lies on the West Port in the Grassmarket. This is an exceptionally well maintained tenement with secure entry and beautifully presented grounds. The block is factored, maintaining the building and the grounds. This property would be suited to the first time buyer or an ideal investment opportunity. Presented to the market in good order throughout, we would recommend an early viewing.

- Reception hallway.
- Open plan living/dining/kitchen.
- Fully equipped kitchen.
- Double bedroom.
- Excellent storage.
- Bathroom comprising WC, wash hand basin, bath with shower over.
- Electric heating.
- Secondary glazing.
- Secure entry system.
- Communal garden grounds.
- Permit parking.





Grassmarket

The Grassmarket is to the south of the city centre on the edge of the Old Town close to Edinburgh Castle, an area that is steeped in history with stunning architecture and renowned museums and national art galleries. The historic Old town is a UNESCO World Heritage Site boasting a wealth of charm and character and offering all the benefits of city centre living. The main shopping and commercial thoroughfares of Princes Street and George Street are within comfortable walking distance and include major high street retailers, fine restaurants, fashionable bars, and boutiques. The property is conveniently located for many Edinburgh University buildings as well as many famous and historical places of interest including galleries, museums, and theatres. A wide selection of bus services is available nearby giving access to most areas of the city. For commuters, Waverley Station is a short walk away and the city bypass is readily accessible and offers links to Edinburgh International Airport, the Forth Bridge and the central motorway network.

Extras


The integrated kitchen appliances, as well as curtains, blinds, and fitted floor coverings, are included in the sale. Furniture may be included subject to separate negotiation. The tenement block is factored by Fior Asset and Property Limited with an approximate annual fee of £1,000 which includes a block buildings insurance. Further information on the factors can be found via the factor's website. Please note, this information is correct at the time of publication, it should always be confirmed at the point of offer.



Get in touch

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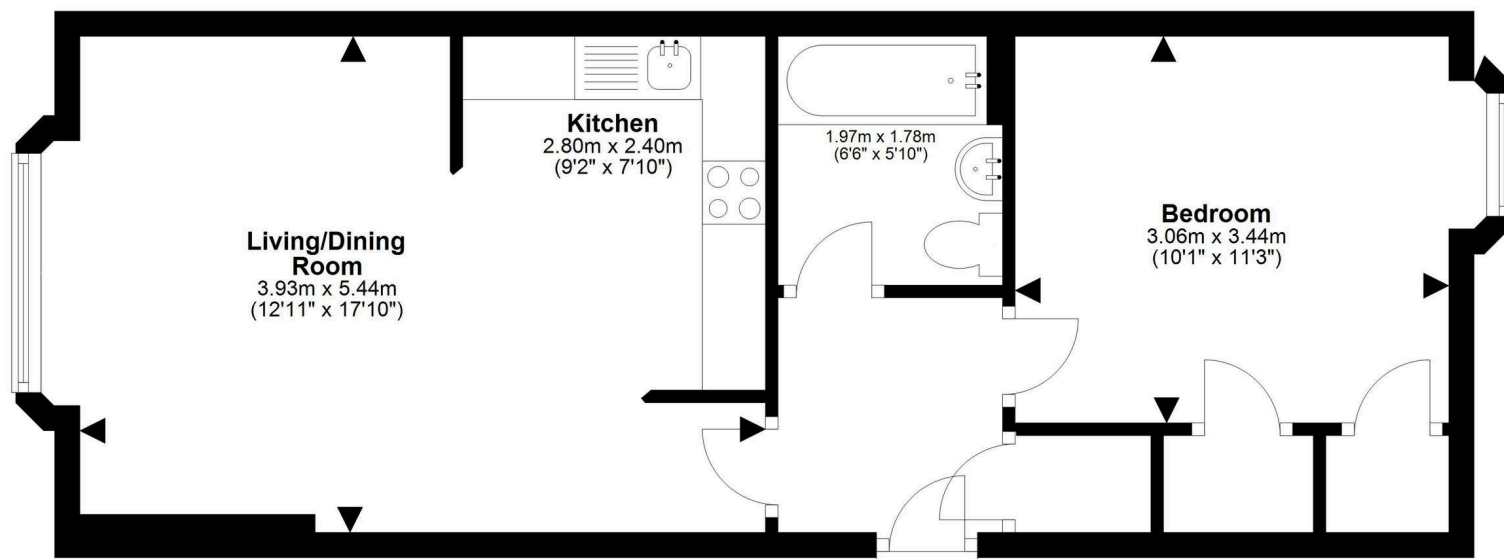
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CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.