



99/ 1F2 St Leonards, Edinburgh

Offers Over £170,000

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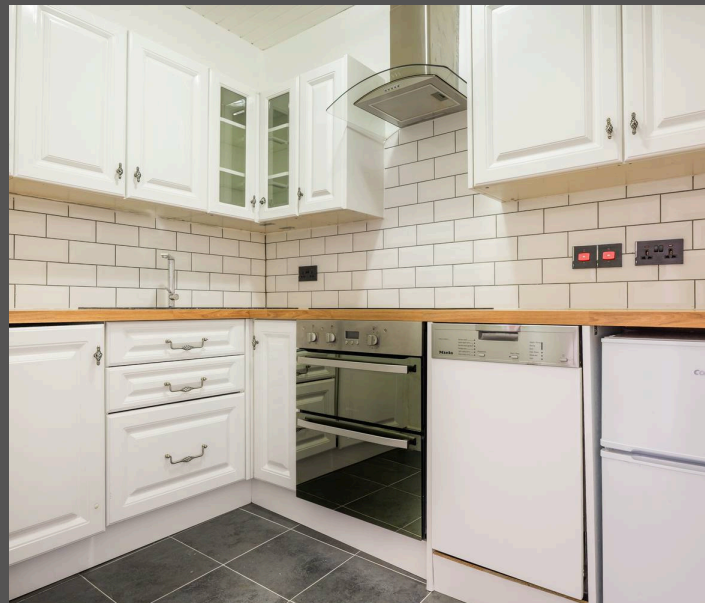


St Leonards and the Pleasance is a vibrant neighbourhood, with Newington, the Scottish Parliament, Holyrood Park, the Old Town, the Royal Mile and Cowgate all in easy walking distance. The flat's location is ideal for those studying at Edinburgh University or working in the city centre. There is a wealth of local amenities in the immediate area, including a plethora of specialist shops, bars, renowned restaurants, and cafés. For outdoor and activity pursuits, Holyrood Park and Arthur's Seat are on its doorstep. Edinburgh Leisure Centre's Royal Commonwealth Pool, The Meadows (with its tennis courts) and Blackford Hill are all within a short distance. For those enjoying the tourist lifestyle, the iconic Edinburgh Castle, St. Giles Cathedral, the Grassmarket, the Scottish Parliament and the Monarch's Scottish Palace are all nearby. Princes Street, George Street and the new St James Quarter (including a multiplex cinema) offer further shopping, dining and entertainment. Waverley Railway Station and St Andrew's Bus terminal are also within easy reach.

Renovations are newly completed on this immaculate one-bedroom flat, which is offered to the sales market CHAIN FREE. It is on the 1st floor of a traditional stone-built tenement in the conveniently located Pleasance section of Edinburgh and boasts direct views to Salisbury Crags and Arthur's Seat. An immediate viewing is highly recommended.

The flat comprises a welcoming hallway with secure entry handset to communicate and greet guests arriving at the communal downstairs door.

Both the lounge/diner and bedroom are bright

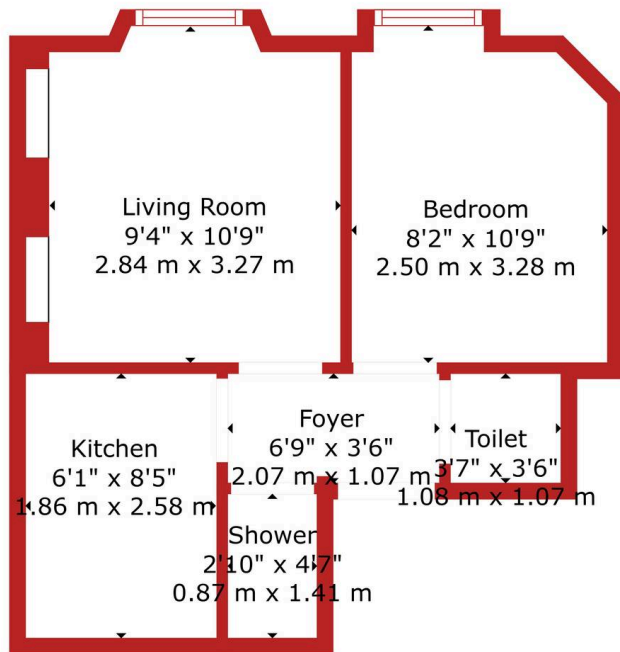


99/ 1F2 St Leonards

Edinburgh

- Completely renovated, CHAIN FREE, delightful one-bedroom flat.
- Conveniently located in the Pleasance area of central Edinburgh, with direct views towards Salisbury Crags and Arthur's Seat from both the lounge/diner and bedroom.
- Part of a traditional stone-built tenement, the property boasts a beautiful, shared garden – creating its own oasis of calm in this vibrant city.
- Ready for immediate occupancy, it's perfect for buy-to-let investors, professionals and students, among others.
- Separate, fully equipped, modern kitchen.
- The flat also comprises an inviting foyer, a separate WC and shower room.
- Outdoor and leisure pursuits, such as Holyrood Park, Arthur's Seat and Edinburgh Leisure Centre's Commonwealth Pool (which also includes a gym and fitness studios) are near neighbours.
- Secure entry system.
- Council Tax Band: B
- Tenure: Freehold

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TOTAL: 303 sq. ft, 28 m²
FLOOR 1: 303 sq. ft, 28 m²





KnightBain Estate Agents

Knightbain, 4 Greendykes Road, Broxburn – EH52 5AG

01506 852000

info@knightbain.co.uk

www.knightbain.co.uk/

