



16 1F2 Jeffrey Street
Edinburgh
EH1 1DT

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An excellent opportunity has arisen to acquire this bright, three bedroom first-floor flat located in the heart of Edinburgh City Centre. Situated within a six storey block in Edinburgh's historic Old Town, this 75sqm has excellent potential for redecoration and will appeal to a range of buyers.

The property comprises: landing, living room with gas feature fireplace, three bedrooms, kitchen with space for dining area, utility room, bathroom with shower over bath.

Benefits include gas central heating, double glazing and triple exposure with impressive city views.

Property Features

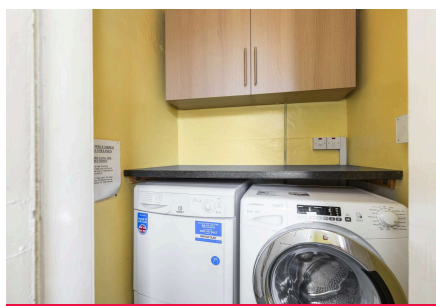
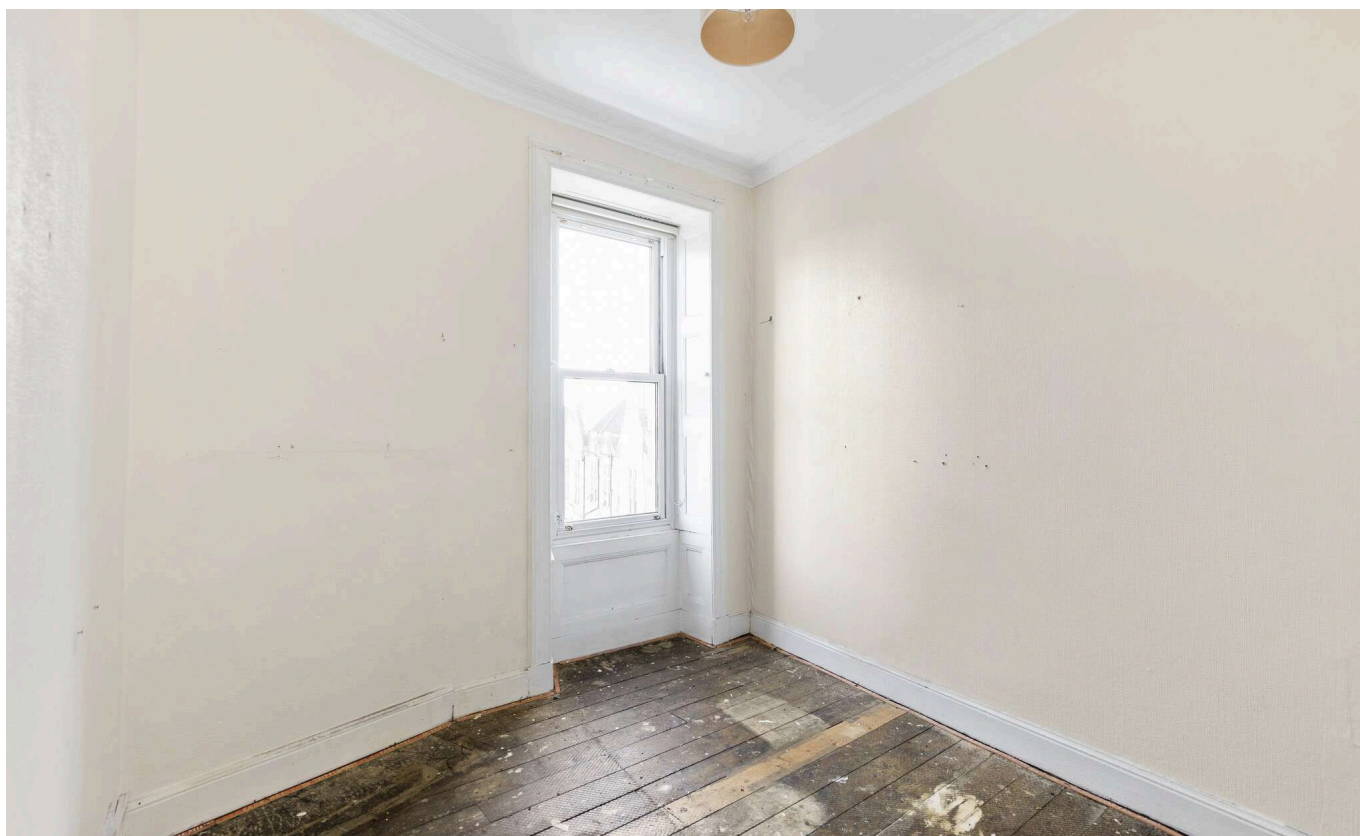
Excellent location

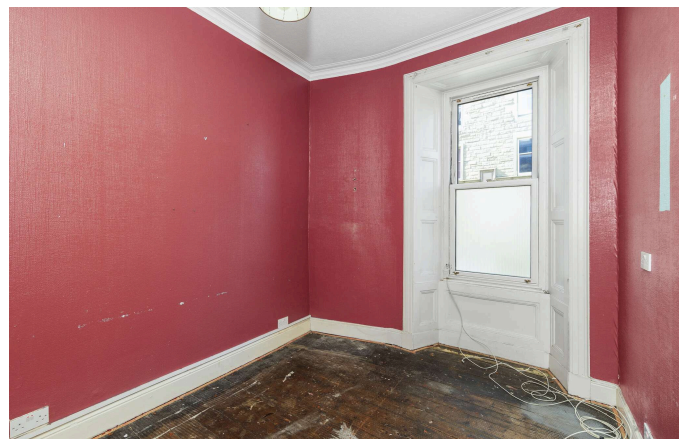
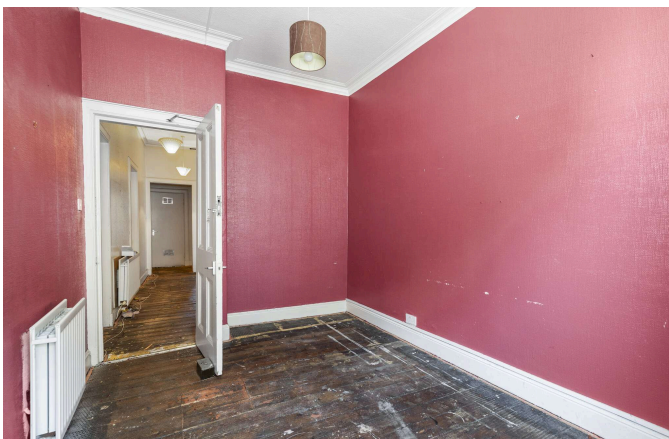
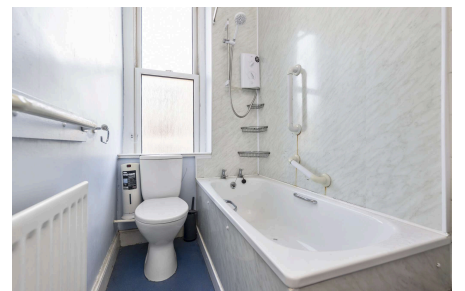
Requires modernisation

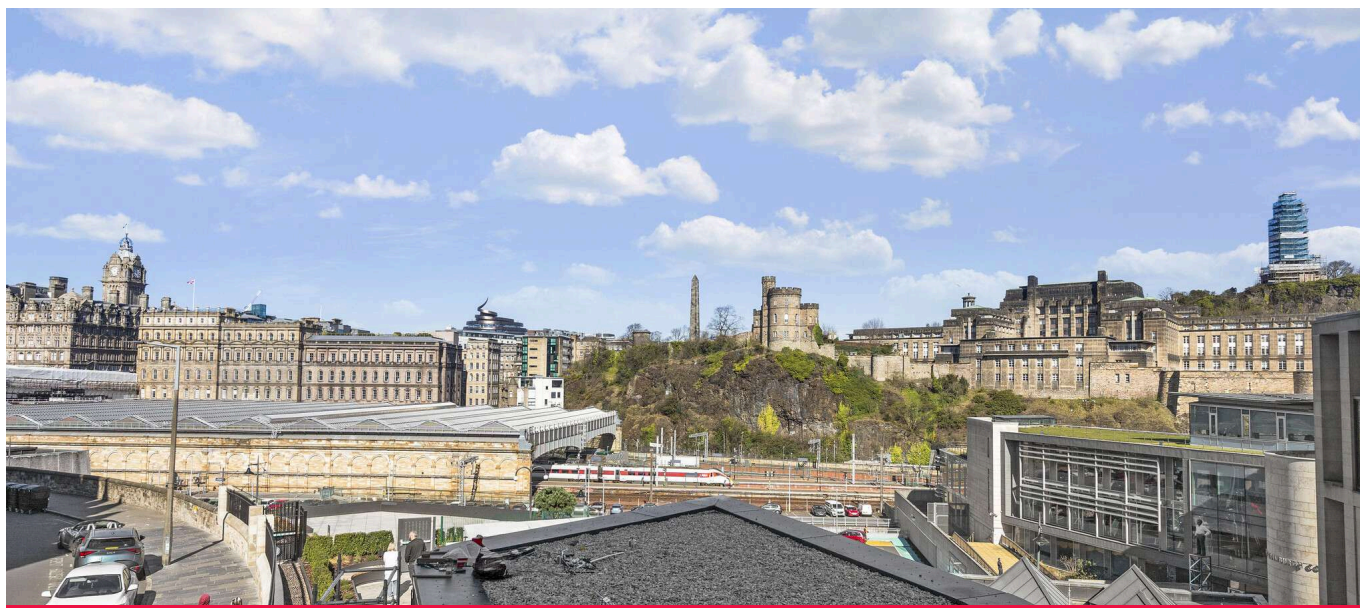
Gas central heating

Double glazing

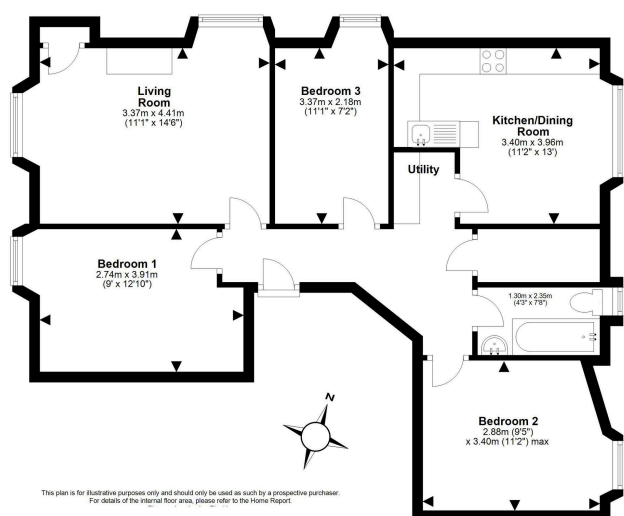
Triple exposure







The historic Old Town is a UNESCO World Heritage Site boasting a wealth of charm and character and offering all of 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 and fashionable bars. The property is conveniently located for many Edinburgh University buildings as well as many famous and historical places of interest. The Grassmarket and Royal Mile areas of the Old Town offer a superb choice of speciality shops, fine restaurants, fashionable bars, coffee shops, delis and boutiques. 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.



Extras

Please note that this property is sold as seen. No warranties or guarantees will be provided with regard to the working condition of any of the appliances, systems or services.

0131 270 7777

Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at 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 Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.

EDINBURGH

58 Morrison Street
Edinburgh
EH3 8BP
T+ 44 (0)131 270 7777

GLASGOW

George House
50 George Square
Glasgow G2 1EH
T+ 44 (0)141 242 6060

EAST LOTHIAN

14 Court Street
Haddington
EH41 3JA
T+ 44 (0)1620 82 2127

SHETLAND

Nordhus
North Ness Business Park
ZE1 0LZ
T+ 44 (0)1595 69 5262