



6/6 Forrest Road

Edinburgh, EH1 2QN



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93sqm

EPC

D

AS Anderson
Strathern

6/6 Forrest Road

Edinburgh, EH1 2QN

Located in a distinguished C-listed tenement in the heart of the city, this spacious top-floor flat offers a flexible layout and plenty of potential. Set on the third (top) floor of a traditional four-storey building, the property is in need of renovation and presents an exciting opportunity for buyers or investors looking to put their own stamp on a characterful home.

Inside, you'll find a welcoming entrance hall, a bright living room with a feature fireplace, a separate dining kitchen, and a useful utility room. There are two generous double bedrooms, a study that could easily be used as a third bedroom, and a well-appointed bathroom. Period features and well-proportioned rooms give the flat a charming, timeless feel, while the layout suits modern city living. This makes it ideal for professionals, families, or anyone looking for a stylish base in town.

The property enjoys triple-aspect windows, offering impressive city views and excellent natural light. There's also plenty of built-in storage, single-glazed windows throughout, skylights in several rooms, and a gas-fired central heating system.

Property features

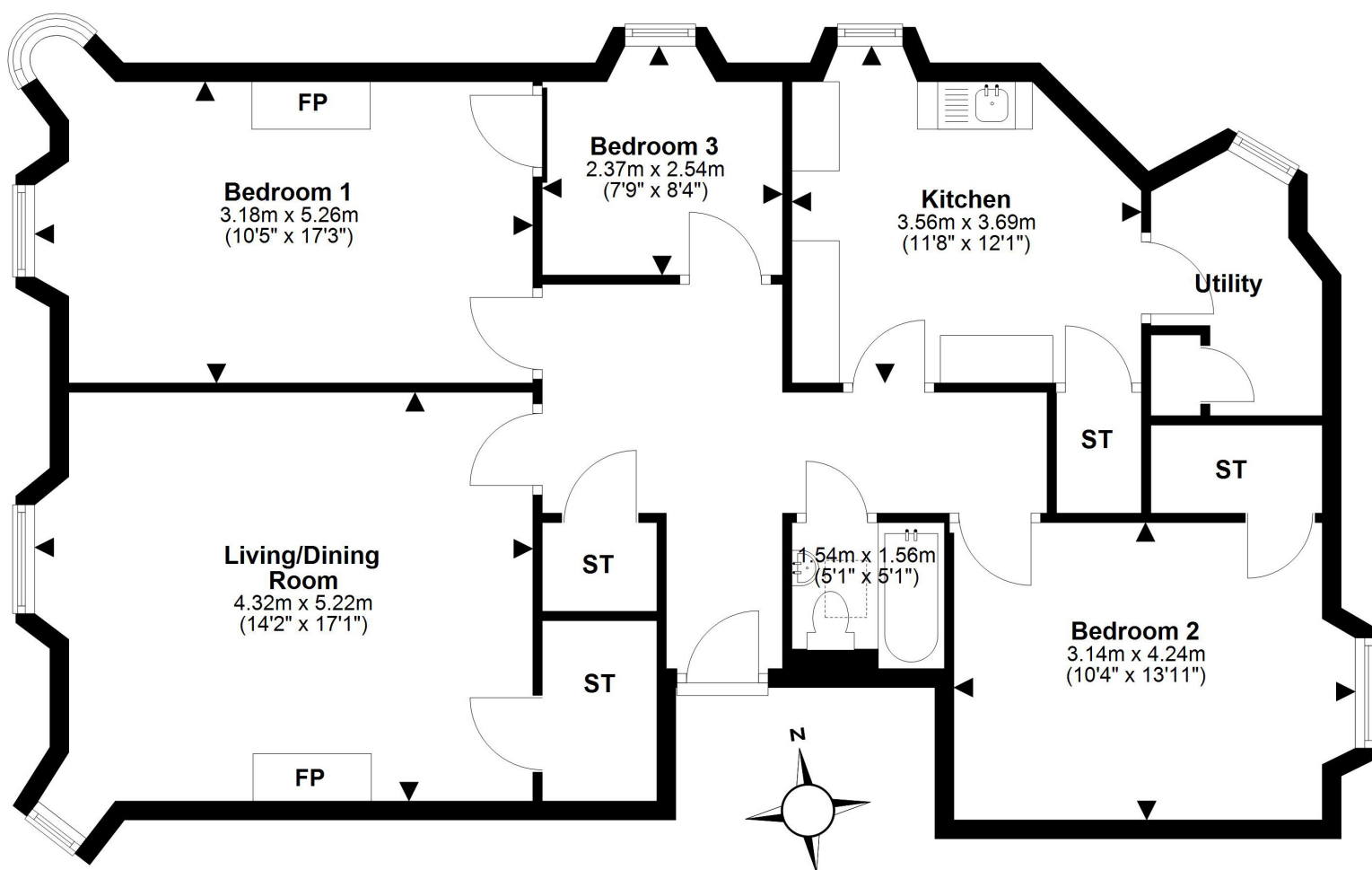
- Central location
- Investment opportunity
- Period features
- Fantastic potential
- Excellent view of the city
- Fireplace
- Triple exposure/skylights
- Gas central heating
- Spacious floorplan





Location

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.



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.

Extras

The items included in the sale of the property are the carpets, fitted floor coverings, integrated and freestanding appliances, light fittings and fixtures. The seller will not warrant the working order of any appliances, systems or services

Council tax band D

Any offers should be submitted to residential@andersonstrathern.co.uk

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.

espc

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