



75/1 Cowgate  
Edinburgh, EH11JW

Hallway  
Living/Dining Room  
Fitted Kitchen  
Two Double Bedroom  
3-Piece Bathroom Suite  
Gas Central Heating  
Unrivalled Old Town Location  
EPC: D  
Council Tax Band: B

Nestled in the heart of Edinburgh's Old Town, this spacious first floor two-bed property would make an ideal first time buy or buy-to-let investment, allowing the occupier to avail themselves of all the amenities located in the area. The accommodation has been tastefully refurbished and rewired, benefiting from a newly installed kitchen and bathroom, with new flooring and fire-doors throughout.

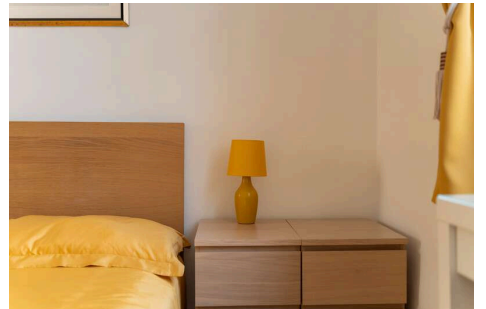
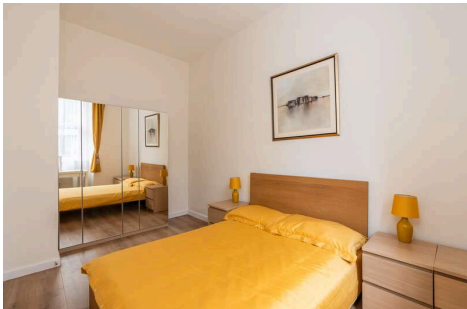
The property comprises; a secure entry system and well-kept stairwell leads to a welcoming hallway with modern wooden floors and deep walk-in storage cupboard. Generously proportioned living room with ample space for both living and dining furniture, brand new fitted kitchen with base and wall-mounted units, under-unit fridge, electric oven and cooker, and cooker hood. Two large and stylish double bedrooms with sizeable sash windows, allowing for natural light to flood the rooms. Finishing the accommodation is a beautiful, new bathroom with rainfall shower over bath, WC and wash basin.

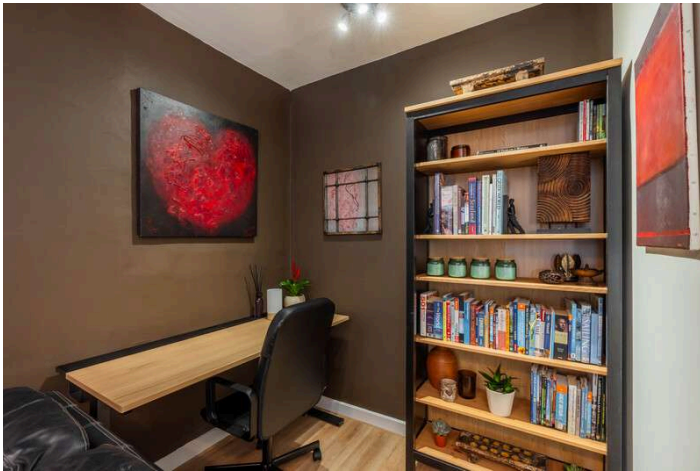
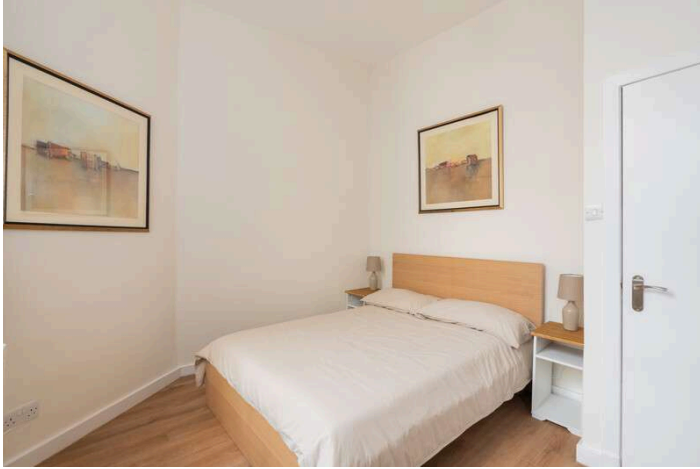
Furniture can be included by separate negotiation.

The Old Town, situated in the medieval heart of Edinburgh, has retained many of its reformation era buildings and is a UNESCO World Heritage Site. The property is close to Edinburgh's commercial, cultural, civic and academic areas and most of the key City Centre amenities are within walking distance. The Cowgate, The Royal Mile and The Grassmarket provide an array of boutiques and some of Edinburgh's finest bars, nightclubs and restaurants. Edinburgh Castle, the National Museum of Scotland and Holyrood Park are also within walking distance. Narrow, winding Victoria Street offers a fine selection of specialist stores. A public transport network operates within the City Centre and beyond and Waverley train station is in walking distance. Edinburgh City Bypass and the main motorway networks are also within easy reach.





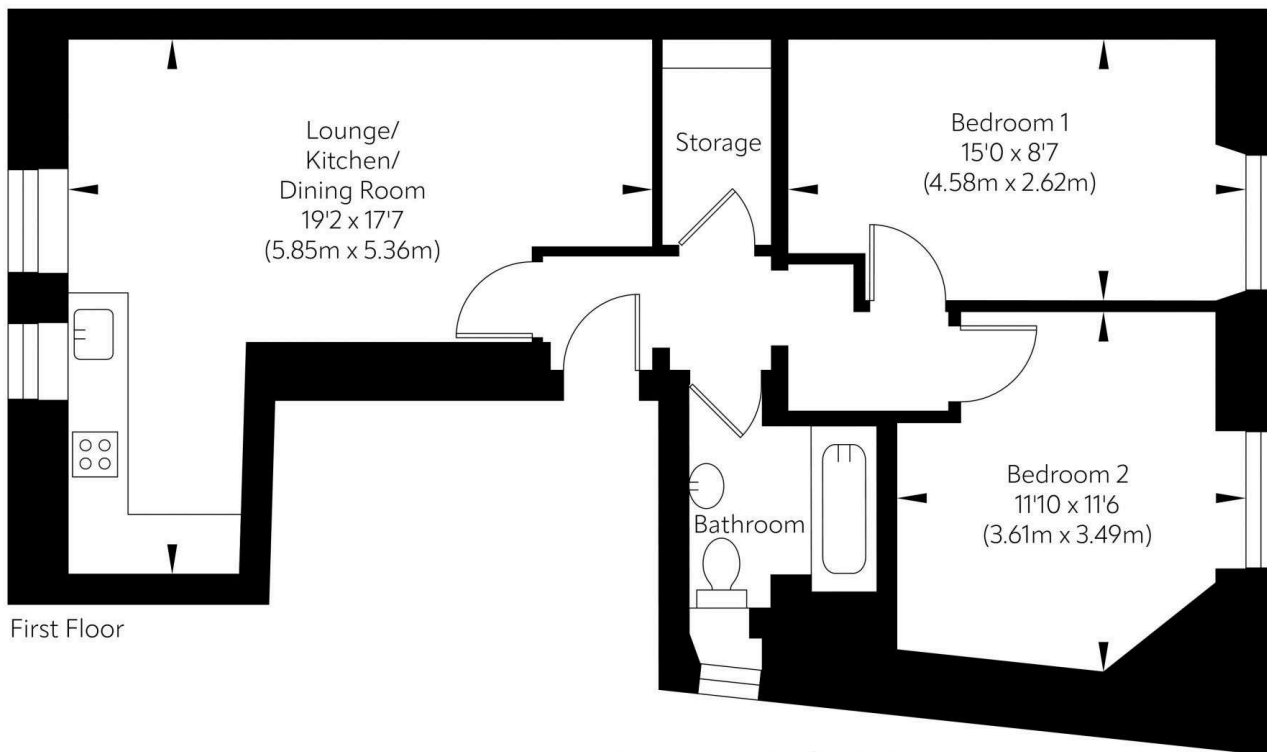








Approx. Gross Internal Floor Area 56.43 Sq M / 607 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit [www.satsolicitors.co.uk](http://www.satsolicitors.co.uk)



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