

4/7 Infirmary Street

OLD TOWN, EDINBURGH, EH1 1LT



Bright two-bed Old Town flat with a separate living room and views of the Salisbury Crags and Calton Hill. Just a minute's walk from Edinburgh Waverley train station and the Meadows



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McEwan Fraser Legal is delighted to present this charming two-bedroom, fourth-floor flat, ideally positioned on Infirmary Street in the heart of Edinburgh's historic Old Town. Bright, airy and full of character, this superb property offers a fantastic opportunity for first-time buyers, investors or professionals seeking vibrant city centre living.

THE LIVING ROOM



Internally, the accommodation comprises a welcoming entrance hallway leading to a generous living room, separate from the kitchen, providing flexible space for both relaxing and entertaining.

THE KITCHEN



The kitchen itself is practical and well-proportioned, offering ample workspace and storage.



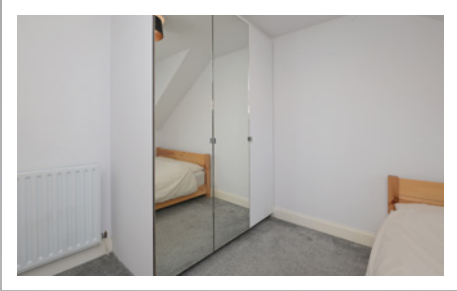


There are two double bedrooms, both filled with natural light, and the home is completed by a bright three-piece bathroom suite.

THE BATHROOM



BEDROOM 1



BEDROOM 2



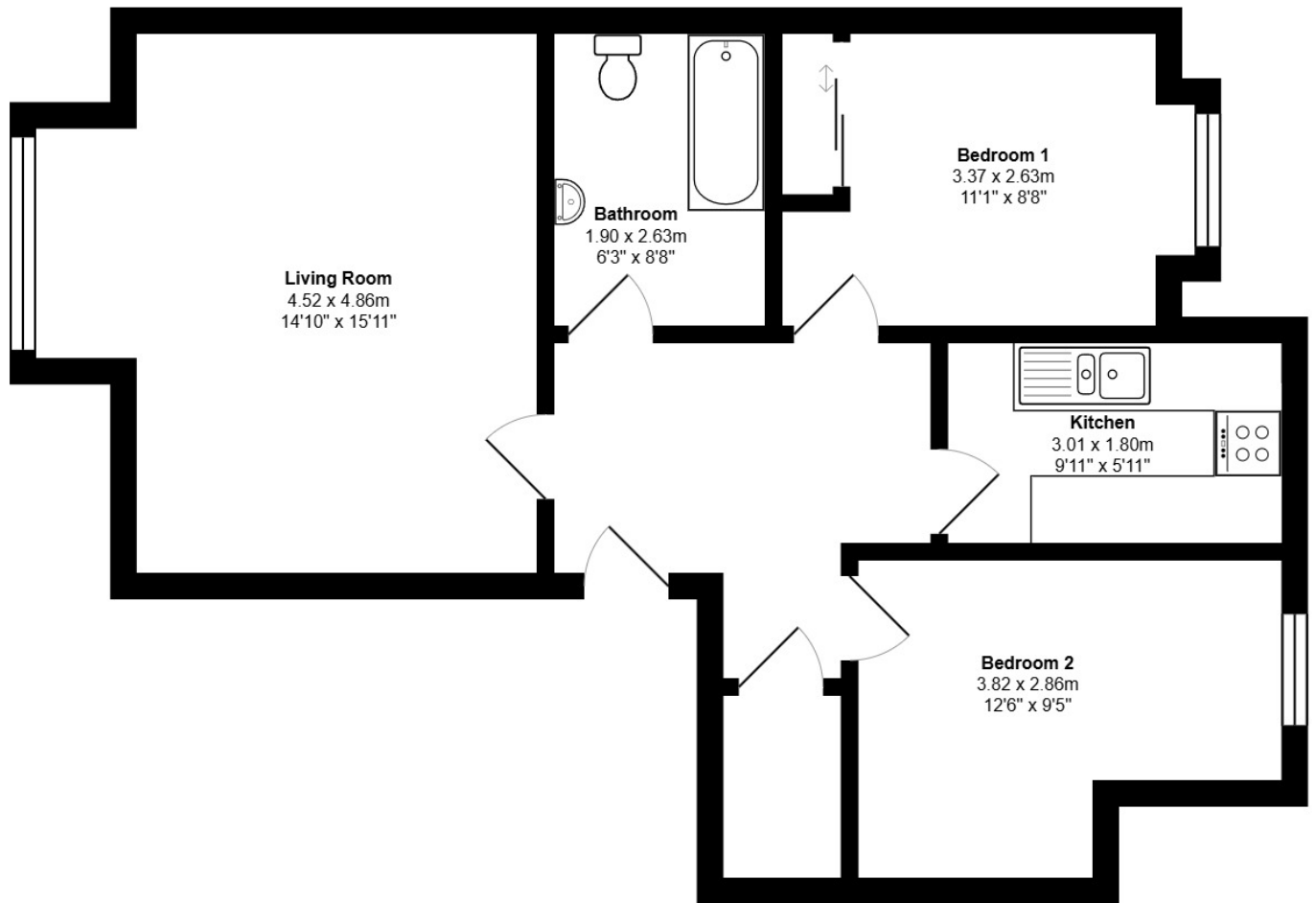
The property's location is hard to beat. It is just a short stroll from the Meadows, Holyrood Park and Arthur's Seat, as well as the shops, restaurants and cultural attractions of Princes Street and the Royal Mile. Excellent transport links are also within easy reach, with Edinburgh Waverley train station under a 10 minute walk away, making this an enviable base in the city centre.

This well-presented flat in a prime location is sure to appeal, and early viewing is highly recommended.

VIEWS



FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 58m² | EPC Rating: C



THE LOCATION

The Old Town boasts a wealth of charm and character, and offers all of the benefits of City Centre living. The main shopping and commercial thoroughfares of Princes Street, the historic Royal Mile 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 the Universities of Edinburgh, Napier, Heriot-Watt, Queen Margaret, and the Art College, as well as the Edinburgh central business district. There are also many famous and historical places of interest nearby, including the National Galleries of Scotland, National Museum of Scotland, Greyfriars Bobby, Festival Theatre, and the new Scottish Parliament, to name just a few. Holyrood Park, Princes Street Gardens and The Royal Commonwealth Pool are all within walking distance.

It is also conveniently located in the heart of the Edinburgh Fringe and the Edinburgh International Festival, and within close reach of the annual International Book Festival.

Waverley Station is a short walk away, and a wide selection of bus services is available on South Bridge and George IV Bridge, providing access to most of the city. The City Bypass is easily accessible, offering links to the A1, M8, M9, M90, the Forth Road Bridge and Edinburgh International Airport.



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