

KILGOUR

PROPERTY



36/4 Grindlay Street, Edinburgh, EH3 9AP





- Living Room
- Kitchen
- Bedroom 1
- En-Suite
- Bedroom 2
- Bathroom
- Gas central heating
- Council Tax – Band C
- EPC – Band C

Viewing by appointment through selling agent on 0131 273 5233

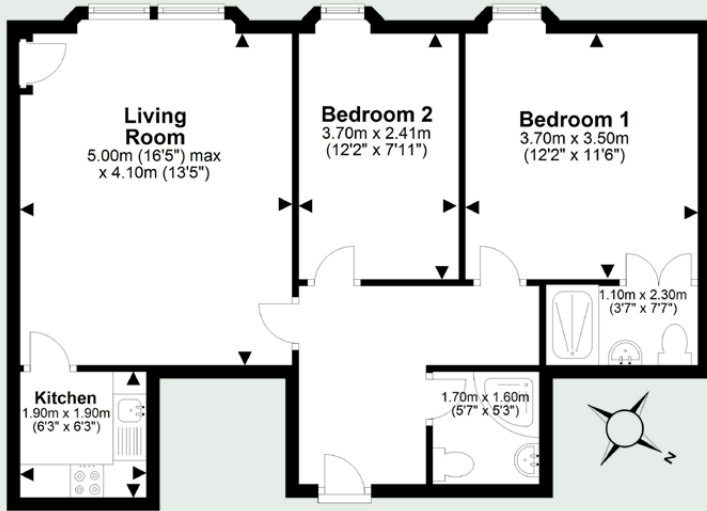
Description

Beautiful, light and bright second floor flat situated within the heart of the West End and within walking distance of Princes Street and the City Centre. The property has been neutrally decorated throughout and benefits from gas central heating and timber frame double glazing.

Location

Grindlay Street forms part of the vibrant West End district of Edinburgh, within walking distance of the city centre, excellent local amenities and public transport services. Both the University of Edinburgh and Edinburgh College of Art are within walking distance. There is a great selection of cinemas, theatres and other venues on the doorstep with the nearby Edinburgh Quay and the Grassmarket providing a range of cosmopolitan bars, restaurants and bistros. This is a vibrant area, full of character and perfect for those who enjoy the buzz of city living.





For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.

Living Room	16'5 x 13'5	5.00m x 4.10m
Kitchen	6'3 x 6'3	1.90m x 1.90m
Bedroom 1	12'2 x 11'6	3.70m x 3.50m
Bedroom 2	12'2x 7'11	3.70m x 2.41m
En-Suite	3'7 x 7'7	1.10m x 2.30m
Shower Room	5'7 x 5'3	1.70m x 1.60m







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