



RALPH SAYER
SOLICITORS & ESTATE AGENTS

14/7 Old Tolbooth Wynd

Old Town, Edinburgh, EH8 8BN

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Forming part of an exclusive courtyard development, this beautiful two-bedroom second-floor flat has a prestigious location in Edinburgh's Old Town conservation area. It enjoys easy access to all the city centre offers and is within easy reach of iconic green spaces like Arthur's Seat and Calton Hill. Furthermore, the home benefits from modern interior design and quality finishings. It provides sociable open-plan living, a well-appointed kitchen, and an on-trend bathroom with a three-piece suite. It also has secure parking. Ideal for professionals, couples, and first-time buyers, this property is a fantastic city home in a highly sought-after setting.

Factors: The development is maintained by James Gibb; at an approx. fee of £130 per month. This covers communal areas, maintaining the courtyard, car park and block buildings insurance.

Extras: all fitted floor and window coverings, light fittings, integrated appliances (electric hob, oven, and fridge), an undercounter dishwasher, and a washer/dryer to be included in the sale.

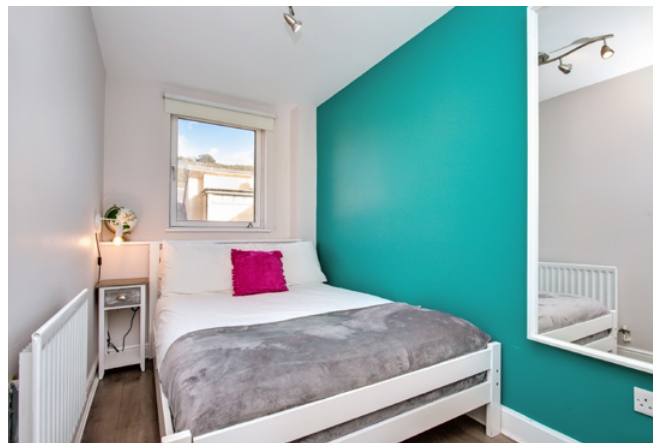
Property Summary

- Second-floor flat in excellent decorative order
- Prime location in Edinburgh's Old Town
- Elevated views to Calton Hill
- Attractive interiors throughout
- Entrance hall with built-in storage
- Open-plan kitchen/living/dining room
- One double bedroom with built-in wardrobe
- Versatile second bedroom/home office
- Modern bathroom with overhead rainfall shower
- Well-maintained communal grounds
- Secure underground parking
- Electric central heating and double glazing
- EPC Rating - D | Council Tax Band - D
- Home Report Value - £260,000





Open-plan kitchen/living/dining room, one double bedroom with built-in wardrobe
and a versatile second bedroom/home office



Let us help you find your next
dream property!



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DISCLAIMER

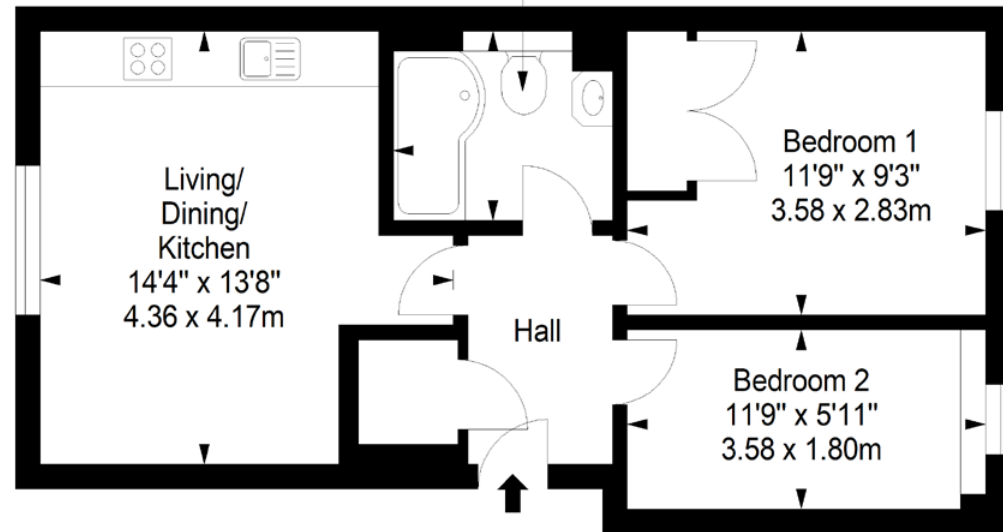
Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Second Floor

Approx. 42.9 sq. metres (461.8 sq. feet)



Bathroom
7'3" x 6'4"
2.22 x 1.92m



Total area: approx. 42.9 sq. metres (461.8 sq. feet)