



Flat 6, 7 West Port

Edinburgh

EH1 2JA

iERO
SALES & LETTINGS

Flat 6, 7 West Port, Edinburgh

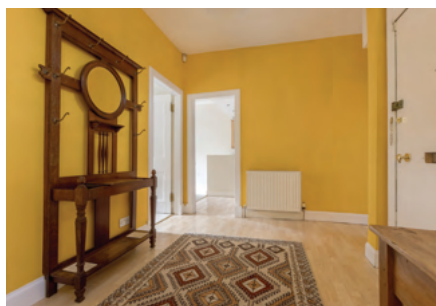
Situated in the heart of Edinburgh's iconic Grassmarket, this property offers spacious, bright and well-presented accommodation. There are excellent local amenities, and it is close to all major transport links into and out of the city.

The apartment comprises a spacious and welcoming hallway, a generously proportioned kitchen and living/dining room, an airy double bedroom to the rear with a large walk-in box room, a second double bedroom to the front and a shower room. The kitchen has a range of base and wall mounted units and the living room features a gas fireplace and plenty of space for dining. The property also benefits from secondary glazing, gas central heating and ample zoned parking on the surrounding streets.

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Property Features

82 m2
Superb Location
Beautifully Presented
Spacious Accommodation
2 Bedrooms
Attractive Outlook





**West Port,
Edinburgh,
Midlothian, EH1 2JA**



Approx. Gross Internal Area
887 Sq Ft - 82.40 Sq M
For identification only. Not to scale.
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The Grassmarket lies close to Edinburgh Castle, an area that is steeped in history with stunning architecture and renowned museums and national art galleries. The Grassmarket is host to many fine bars and restaurants and offers a unique way of life in the heart of Edinburgh's historic Old Town. The main shopping and commercial thoroughfares of Princes Street and George Street are within easy walking distance and include major high street retailers, fine restaurants, fashionable bars and boutiques. The location is also very convenient for Edinburgh's financial sector in and around Lothian Road, Edinburgh University and The Edinburgh College of Art is also nearby. 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.

Extras

All fitted floor coverings, light fittings, wardrobes in the bedrooms and white good appliances are included in the sale (the seller will not warrant their working order).



Find out more

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Notes

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 emailed –sales@ieroproperty.com 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 Combined 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 Combined Standard Clauses.