



9/9 Couper Street

Edinburgh

EH6 6HH



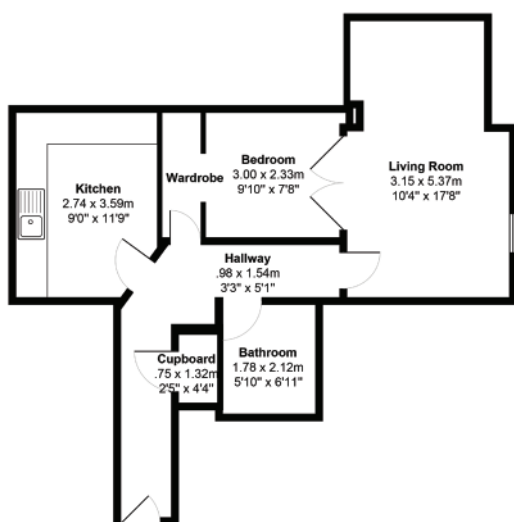
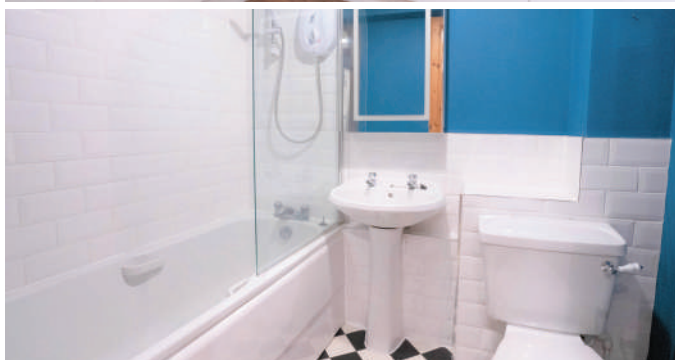
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Charming first floor, large studio flat forming part of a converted B Listed - Bond Warehouse. The apartment is well presented and comprises; welcoming hallway with storage cupboard, living room with additional storage, double bedroom off with fitted wardrobes, kitchen with a range of base and wall mounted units with contrasting tiled splash backs, the bathroom with shower over bath, wash hand basin and WC completes the accommodation. The property is currently tenanted and could be sold with the tenants in situ or with vacant possession. The property also benefits from secure entrance, lift, electric heaters and zoned parking.

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Property Features

52 m2
Superb Location
Converted Bond
Well Presented
Large Studio Flat
Zoned Parking



Extras

The property is being sold as seen, all fitted floor coverings, light fittings and kitchen appliances are included in the sale (the seller will not warrant their working order).

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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.