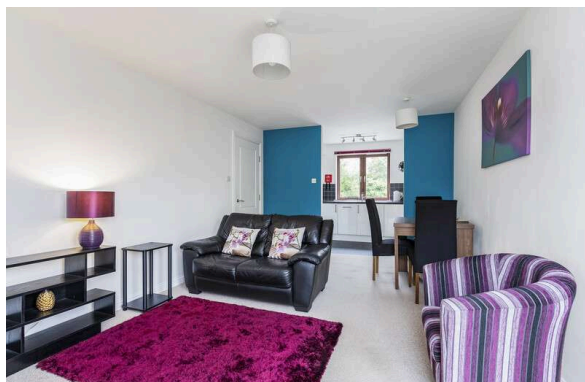




16/4 St John's Hill, Old Town
EDINBURGH | EH8 9UQ


warners
solicitors & estate agents



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Superbly tucked away in a peaceful cul-de-sac development with private residents parking, only a short distance from Edinburgh's historic Old Town, the Universities and Waverley Station, is this immaculately presented two bed first floor flat boasting all modern comforts.

Viewing is essential to appreciate the true walk-in condition interior of this most appealing flat. The lovely leafy outlook from each room makes it hard to believe you're right in the heart of the City and close to all manner of amenities and attractions. Great features include a corner window formation in the public room, which has ample floor space for relaxation and dining, sleek white gloss units in the ready to use kitchen, two double sized bedrooms benefiting from built-in storage and a bathroom fitted out with modern white suite and electric over-bath shower. The property is sure to appeal to private buyers and investment purchasers.

- Sought after central location
- Living/dining room with corner window
- Beautifully fitted kitchen, complete with appliances
- Two double bedrooms
- Built-in wardrobe in each bedroom
- Bathroom with electric shower
- Entrance hall with large cupboard
- Double glazing
- Modern electric radiators
- Security entryphone system
- Car park for use by residents
- Communal garden

EPC rating is C

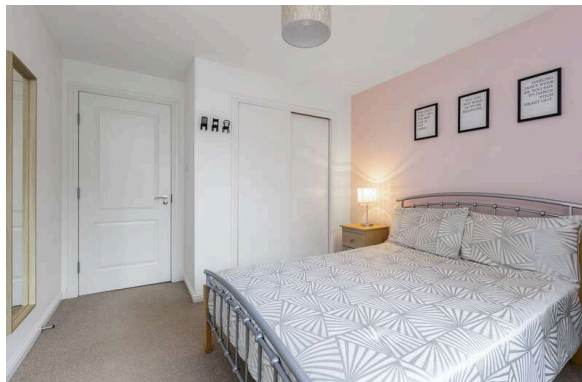
Factor fee for last 12 months was £435.91.

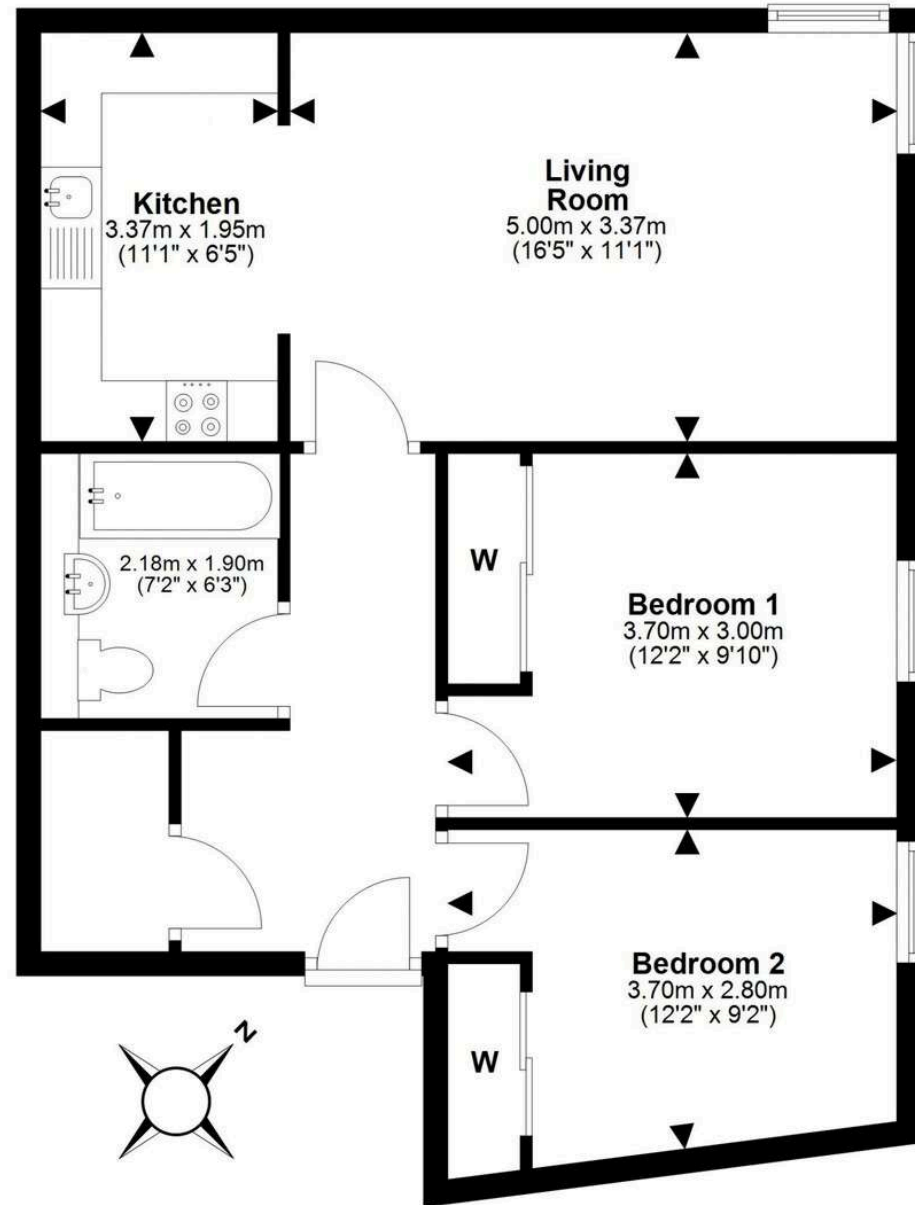
Included in the sale are all curtains, floor coverings and light fittings, and all integrated kitchen appliances (washer/dryer, dishwasher, fridge/freezer, hob, oven & grill). All furniture can be available to purchase by separate negotiation with the seller.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The Royal Burgh of Edinburgh is arguably Europe's finest and most beautiful capital City, famed for the quality of its architecture, art galleries and museums. This city is steeped in history and enjoys an atmosphere which is cosmopolitan and yet quite unique. The Old Town is a most highly sought after location, close to the Royal Palace of Holyrood, the Scottish Parliament and the Dynamic Earth visitor attraction. There is an extensive choice of specialist shops, bars and eateries in the vicinity, whilst nearby Holyrood Park and Arthur's Seat allow for pleasant walks and fabulous views. For the mature student, there are a number of university buildings within easy walking distance. An efficient public transport network operates to most parts of the town and surrounding areas, with Edinburgh's Waverley Station only a short walk away. Just a little further on from Waverley is the tramline linking the Airport with Newhaven, via the City Centre. The city by-pass and the main motorway network are also within easy reach.





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.