



6/4 Forreast Road  
OLD TOWN | EDINBURGH | EH1 2QN

  
**warners**  
solicitors & estate agents



## 6/4 Forrest Road

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Nestled in a prime city-centre location, this charming three-bedroom second-floor flat offers an incredible opportunity for both comfortable living and investment potential. Just a stone's throw from Edinburgh University and within walking distance to all the city's vibrant amenities, this property is ideal for anyone looking to enjoy the best of Edinburgh on their doorstep. Set within a traditional tenement building, the flat boasts generous and spacious accommodation, perfect for a variety of buyers. The current owner has an HMO license, ensuring the property complies with all regulations, making it an excellent investment for anyone looking to replicate this success.

Upon entering, you'll be welcomed by a bright hallway that leads to all the major rooms, with the added bonus of a convenient storage cupboard. The lounge, offering unrivalled views down George IV Bridge, is the perfect spot to relax. From here, you can access the kitchen, which is well-equipped with a range of base and wall-mounted units, a gas hob, electric oven, fridge/freezer, dishwasher and space for free-standing appliances. The first bedroom is exceptionally spacious and could easily serve as a main living room, featuring stunning character details like a feature fireplace, decorative cornicing, and a ceiling rose that blend modern comfort with traditional charm. Two additional double bedrooms offer plenty of room for free-standing furniture, ensuring everyone has their own personal space. The flat also benefits from a fully tiled bathroom that comprises a large oval bath and a separate W/C for added convenience. Externally, there's a communal rear garden, ideal for a gardening enthusiast, while gas central heating ensures the property stays warm and inviting throughout the year.

- Prime city-centre location near Edinburgh University.
- Spacious three-bedroom flat with investment potential (HMO license).
- Stunning views from the lounge, bathroom and corner bedroom.
- Large bedrooms with original features.
- Communal rear garden.
- Gas central heating for year-round comfort.
- EPC C and Council Tax D

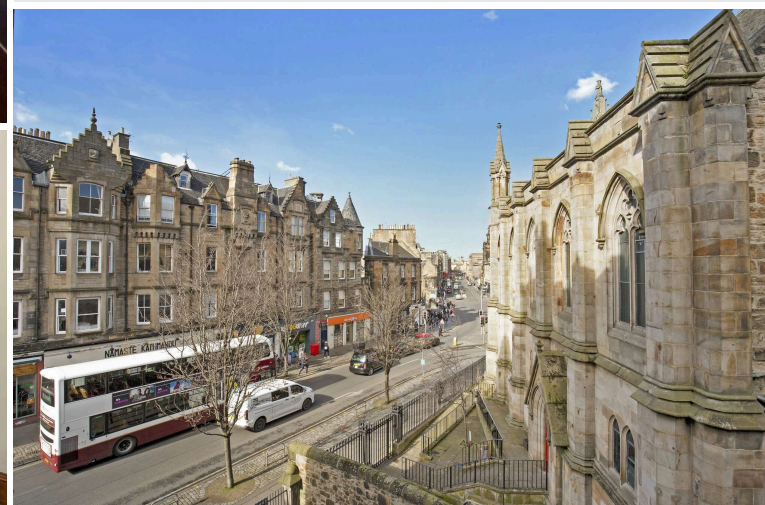
Curtains, blinds, floor coverings, and light fittings included in the sale. Furniture is available by separate negotiation with the exception of the paintings

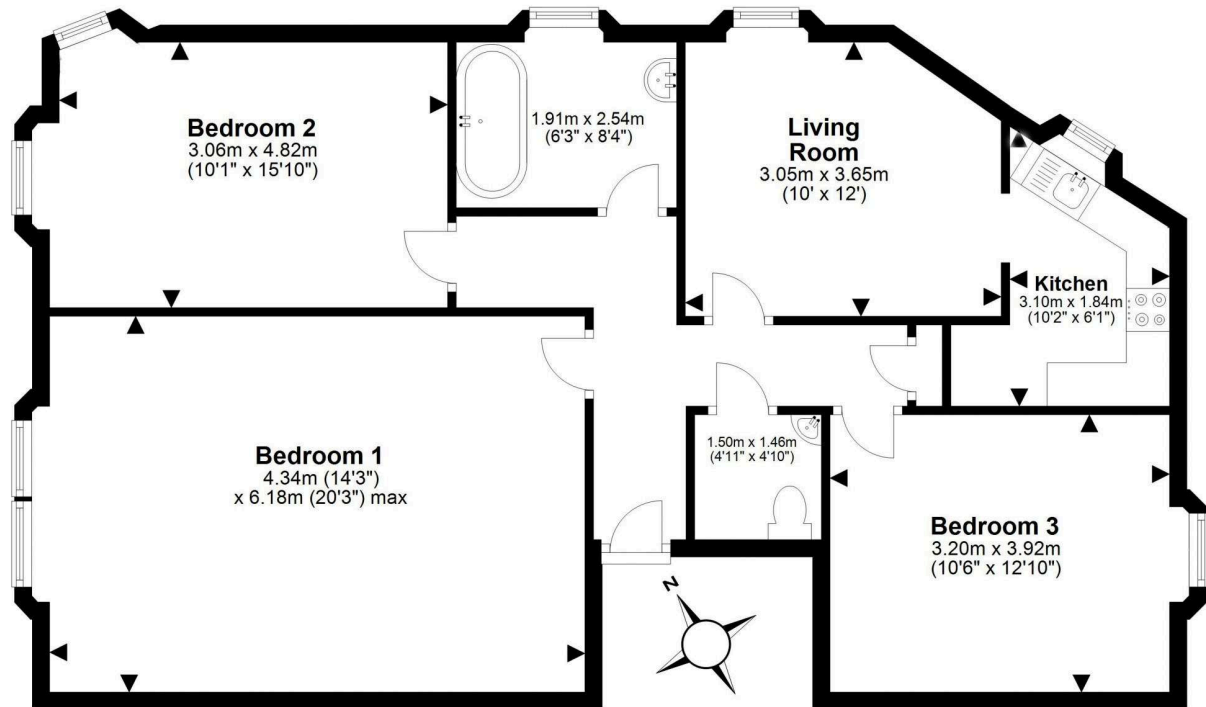
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



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 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 the Meadows, 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. The National Museum and National Library are also only a two minute walk from the door step. 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.





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