



97/7 West Bow
OLD TOWN | EDINBURGH | EH1 2JP

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Set in the heart of the Old Town, moments from Edinburgh Castle and the Royal Mile is this spacious two bedroom top floor apartment with communal courtyard garden. The accommodation comprises welcoming entrance hallway with ample sized storage cupboards, bright twin windowed lounge with dining area and feature fireplace, well-appointed breakfasting kitchen currently comprising an electric hob, oven and fan, tumble dryer, fridge/freezer, dishwasher, washing machine and breakfast bar, two well-proportioned bedrooms and the flat is completed by a stylish main bathroom with shower over bath. Further benefits include sanded wooden floors throughout, secondary glazing, electric heating, a useful external storage cupboard perfect for bikes and shared courtyard garden.

- Beautifully presented two-bedroom property
- Fully fitted breakfasting kitchen
- Spacious twin windowed Lounge
- Two well-proportioned bedrooms
- Elegant Bathroom
- Hall with three storage cupboards
- Electric heating and secondary glazing
- Security entry phone system
- Shared Courtyard garden

EPC Rating D

Council Tax Band C

Extras includes all curtains, blinds, oven and fan, dish washer, washing machine, tumble dryer, fridge freezer, microwave, kettle and toaster.

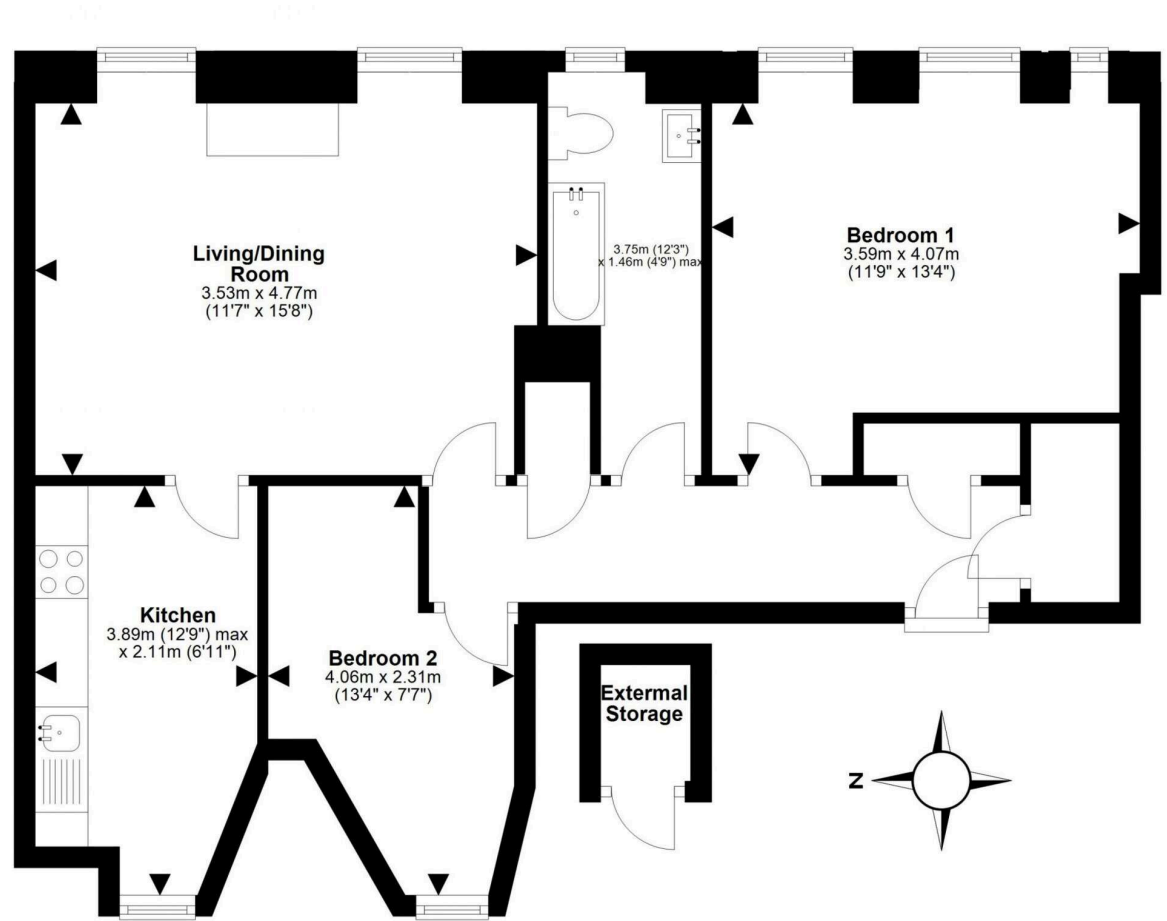
Other items of furniture may be available by separate negotiation.

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



The Old Town, situated in the medieval heart of Edinburgh, has retained many of its reformation era buildings and is a UNESCO World Heritage Site. The property is close to Edinburgh's commercial, cultural, civic and academic areas and most of the key City Centre amenities are within walking distance. The Royal Mile and The Grassmarket provide an array of boutiques and some of Edinburgh's finest bars and restaurants. The exciting New Waverley Development located off New Street is home to a range of fashionable shops and eateries. Narrow, winding Victoria Street offers a fine selection of specialist stores. A public transport network operates within the City Centre and beyond and Waverley train station is in walking distance. Edinburgh City Bypass and the main motorway networks 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.

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