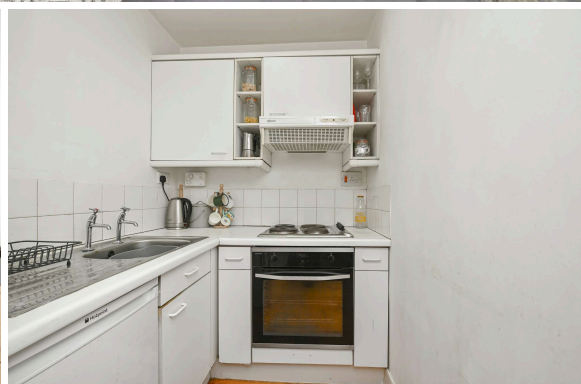




3/13 Forrest Hill
OLD TOWN | EDINBURGH | EH1 2QL



3/13 Forrest Hill

OLD TOWN | EDINBURGH | EH1 2QL

Fantastic studio flat set on the top floor of a period building in Edinburgh's historic Old Town. This bright apartment allows for an abundance of natural light through south and south-east facing windows with lovely views over rooftops and to Arthur's Seat. The well presented accommodation has been cleverly arranged to provide separate living, eating and sleeping areas with a semi-open plan kitchen and views out to Arthur's Seat.

- Well presented fourth floor studio apartment
- Central Old Town location
- Bright and airy with views over rooftops and to Arthur's Seat
- Entrance hall
- Good sized living/dining room semi open plan to kitchen
- Partitioned wall to sleeping area
- Rear inner hall with utility cupboard
- Bathroom with electric shower over bath
- Electric heating
- Sash and case windows
- Zoned on street residents' permit parking

Council Tax C and EPC F

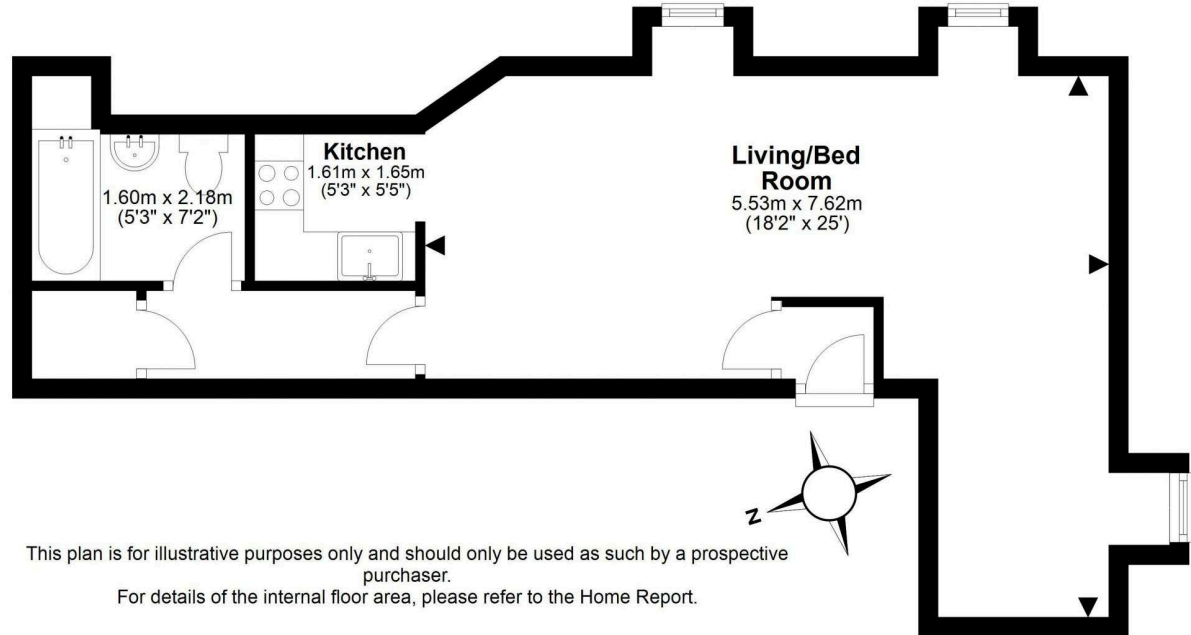
Washing machine, fridge and oven included in the sale. Other furniture can be made available through separate negotiation.

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 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.





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.