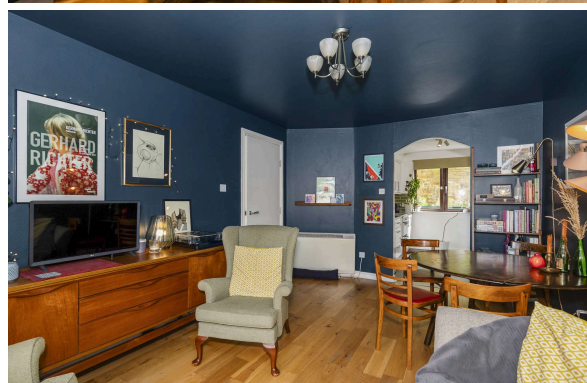




17/3 Saint John's Hill
OLD TOWN | EDINBURGH | EH8 9UQ

RETTIE
SOLICITORS & ESTATE AGENTS
FOR SALE



17/3 Saint John's Hill

OLD TOWN | EDINBURGH | EH8 9UQ

Warners are delighted to present an excellent opportunity to acquire a 50% share in this immaculately presented two-bedroom ground floor flat. Quietly set within a peaceful cul-de-sac with private residents' parking, this attractive home lies just a short distance from Edinburgh's historic Old Town, the universities, and Waverley Station.

Beautifully maintained, the property offers modern comforts throughout and is truly in walk-in condition—early viewing is essential.

With leafy outlooks from every room, it's easy to forget you're in the heart of the city, moments from a wealth of amenities and attractions.

A welcoming entrance hallway with two useful storage cupboards provides access to all rooms. The spacious lounge features wood flooring and twin windows, offering flexibility for furnishings. Off the lounge, a stylish galley kitchen boasts sleek white units, contrasting worktops, and ample space to hone your culinary skills. The semi-open plan layout is perfect for both everyday living and socialising.

Both double bedrooms are generously sized and well-presented, offering quiet and comfortable retreats. A modern three-piece bathroom with shower over bath completes the accommodation. Further benefits include a secure entry system, electric heating, double glazing, and mature landscaped gardens. Residents also enjoy private parking.

- 50% shared ownership
- Immaculate condition
- Prime central location
- Two spacious double bedrooms
- Leafy views from every room
- Private parking & secure entry
- EPC C and Council tax D
- Factor fee understood to be approx £40 per month

Large kitchen appliances, light fittings, wooden blinds in living room and front bedroom and kitchen blinds all included in the sale,

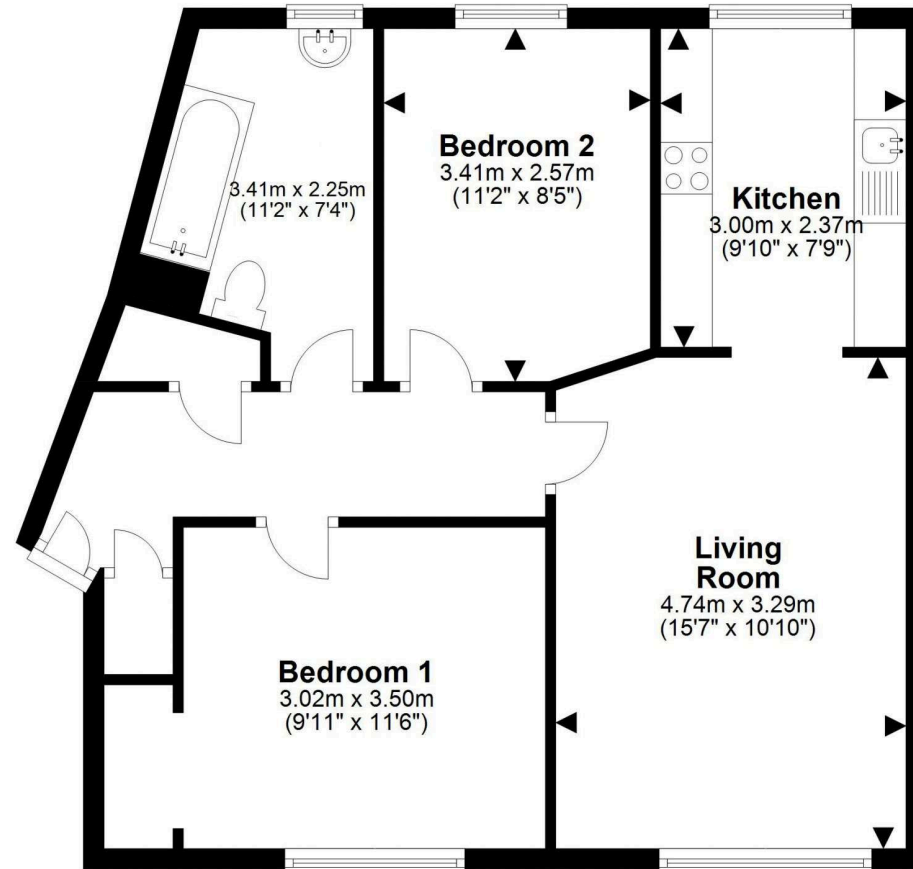
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



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.

The remaining 50% of the flat is owned by C-Urb Property Management, to whom a monthly rent of £234.18 is payable. Prospective purchasers should apply to C-Urb Property Management and applications are available upon request.





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.