



4/2 Davie Street,  
OLD TOWN | EDINBURGH | EH8 9EB

**warners**  
solicitors & estate agents



## 4/2 Davie Street, OLD TOWN | EDINBURGH | EH8 9EB

Warners are delighted to present to the market this well presented ground and first floor, duplex apartment forming part of an attractive school conversion of the former George Heriots Hospital School in Newington.

This fantastic accommodation is ideally located for access to all local amenities, the city centre, University of Edinburgh and a variety of boutique shops, cafes and restaurants and comprises hall with deep storage cupboard, dual aspect living/dining room, kitchen with a range of integrated appliances, and a shower room completes the first floor accommodation.

On the ground floor there are two generous double bedrooms with fitted wardrobes, one with direct access to the private courtyard, and a bathroom with mains shower over bath. The property further benefits from **check glazing**, gas central heating and a secure entry system. There is an allocated parking space in a private residents' carpark to the front, accessed by an electric gate.

- Duplex ground and first floor apartment
- Living/dining room
- Fitted kitchen with a range of integrated appliances
- Double bedroom with fitted wardrobes and direct access to private courtyard
- Further double bedroom
- Bathroom with mains shower over bath
- Shower room
- Glazing and gas central heating
- Security entry access
- Allocated parking space in private residents' car park

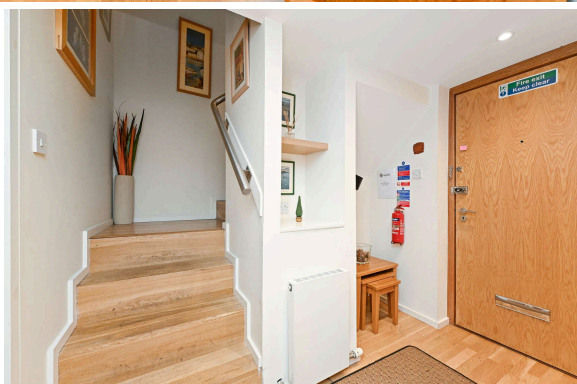
All fixtures, fittings, oven, hob, fridge, dishwasher and freezer included in sale. Other items may be available by separate negotiation. EPC Rating C.

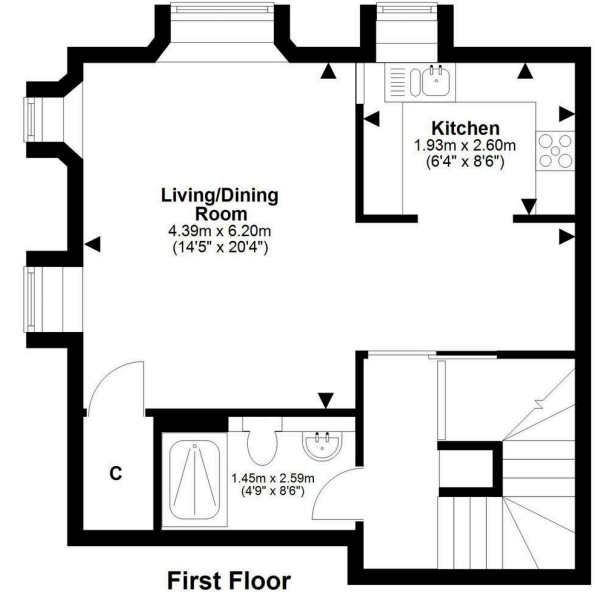
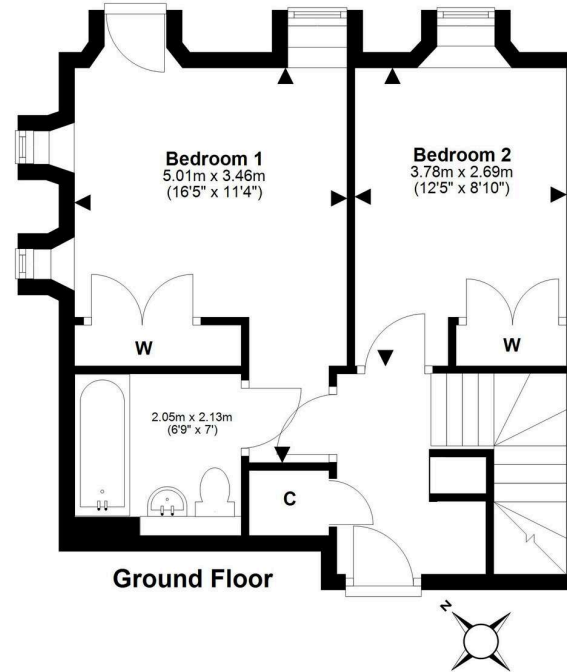
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



Factoring charges covered by Trinity Factors and costs approx £1,675 per annum which covers cleaning maintenance and building insurance.

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.