



1B/20 Grassmarket
OLD TOWN | EDINBURGH | EH1 2HY

warners
solicitors & estate agents



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Rarely available, a beautifully presented third floor studio flat, boasting a great feeling of light and space, quietly situated to the rear of a managed building in the heart of the historic Old Town, with fabulous amenities right on the doorstep.

This most appealing property would be ideal as a first time purchase, investor opportunity, or as a city centre base. The main living area is flooded with natural light, filtering in through two tall, west facing windows and easily has ample space for relaxation, dining, and sleeping. The fitted kitchen is discreetly tucked away with grey tone units and lots of worktop space. The accommodation is completed by a shower-room with electric shower and entrance hall with walk-in storage cupboard.

The property also benefits from an outdoor seating area overlooking a quiet internal courtyard.

- Sought after central location
- Twin window living/dining/bedroom with varnished timber flooring and decorative cornicework
- Fitted kitchen area
- Shower-room/electric shower
- Entrance hall/ walk-in cupboard storage
- Slimline double glazing
- Electric heating
- Security entryphone system
- Outdoor space
- Excellent transport links close at hand

All fixtures and fittings will be included in the sale. Furniture may be negotiated separately.

Council Tax Band B and Energy Rating E

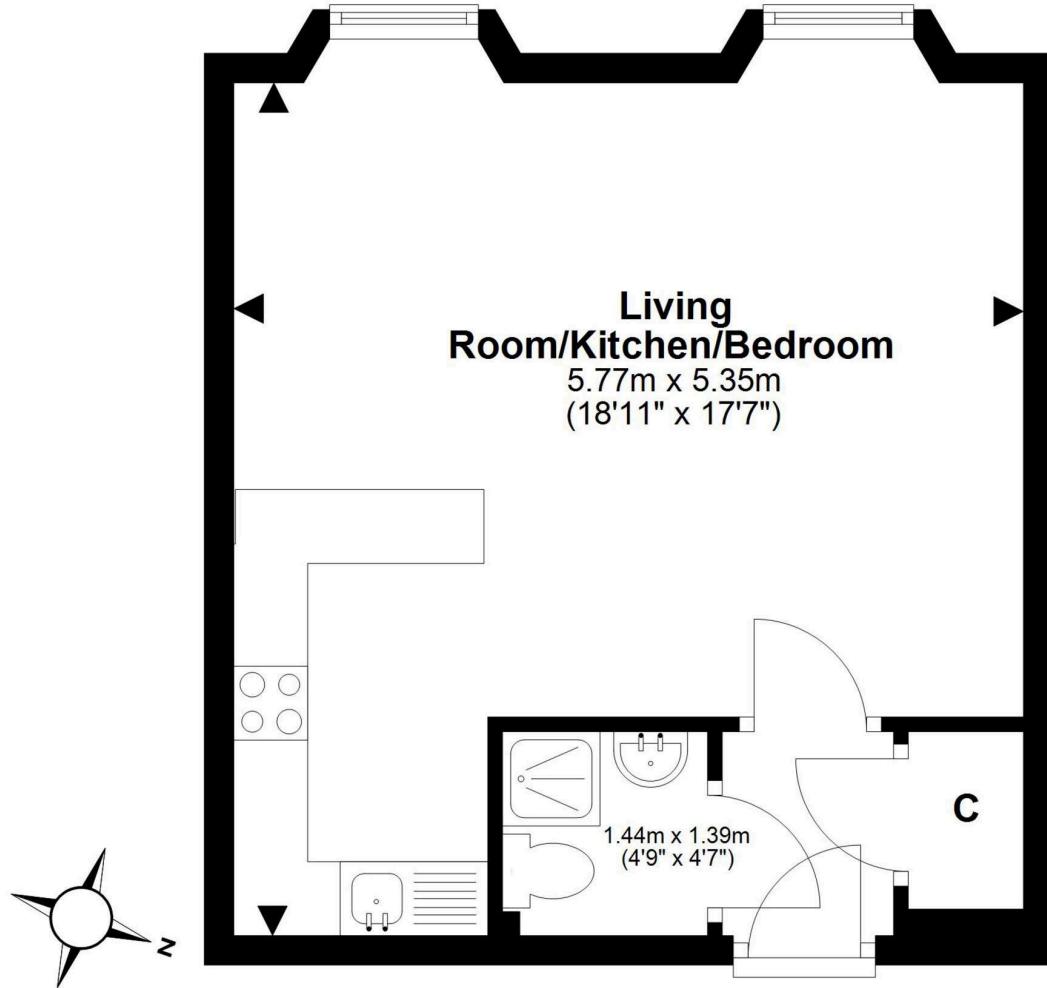
Factor fee with Sentry Management approximately £432 per quarter.

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



The Grassmarket is set against the impressive backdrop of Edinburgh Castle and forms the heart of the medieval Old Town. Lying close to many of Edinburgh's commercial, cultural, civic and academic areas, most of the key City Centre amenities are within walking distance. Within the Grassmarket area there are a number of delightful bars, bistros and restaurants, plus a variety of specialist shops. Good local shopping can also be found at nearby Tollcross and Bruntsfield. Several museums, theatres and cinemas are within easy reach and the location is handy for Edinburgh University and Edinburgh Art College. An excellent public transport network operates to most parts of Edinburgh.





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.