



2 Coinyie House Close
OLD TOWN | EDINBURGH | EH1 1NL



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Superbly tucked away in the heart of the historic Old Town, only a stone's throw from the local attractions and transport links, is this most appealing, rarely available main door flat forming part of a distinctive A Listed building.

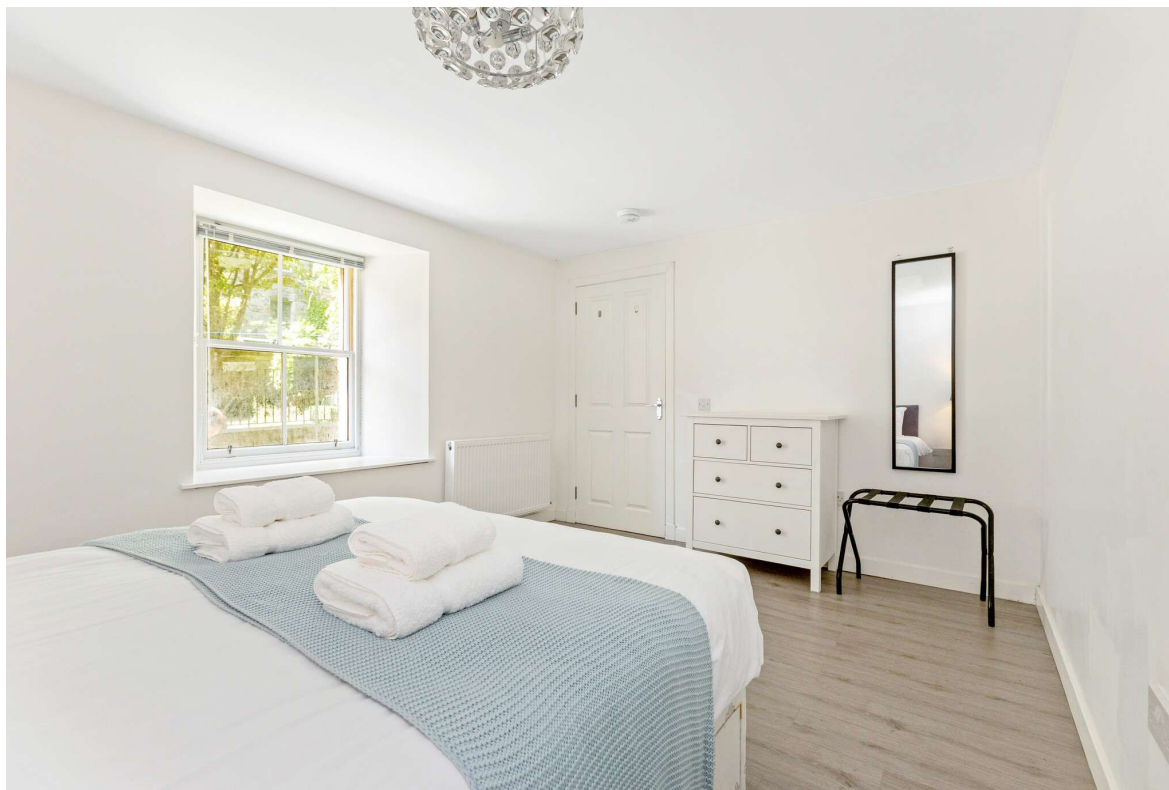
The idyllic off road position of this lovely flat, nestling between the Royal Mile and the Cowgate, will appeal to anyone looking for peace and quiet in a central location. The flat is ready to move into and has many pleasing features, including a pleasant outlook to the leafy shared courtyard.

- On trend open plan living/dining/kitchen with dual aspect windows ensuring maximum natural light, showcasing a modern fitted kitchen area with breakfast bar
- Double sized bedroom
- Fully wetwalled bathroom with mixer shower and wash basin in vanity unit
- Entrance hall with four store cupboards
- Gas central heating
- Partial double glazing
- Shared courtyard for outdoor relaxation, including a drying area

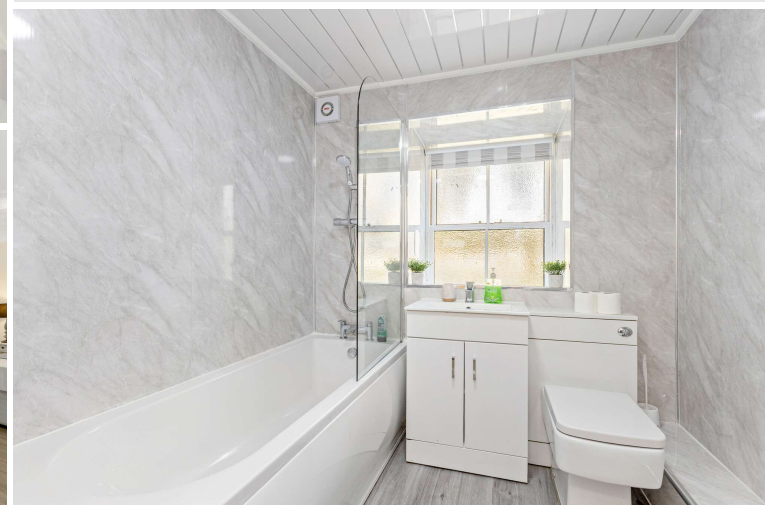
Please note we are also marketing a similar sized flat next door at No (1) and it may be that these properties would be of interest to an investor as a joint purchase.

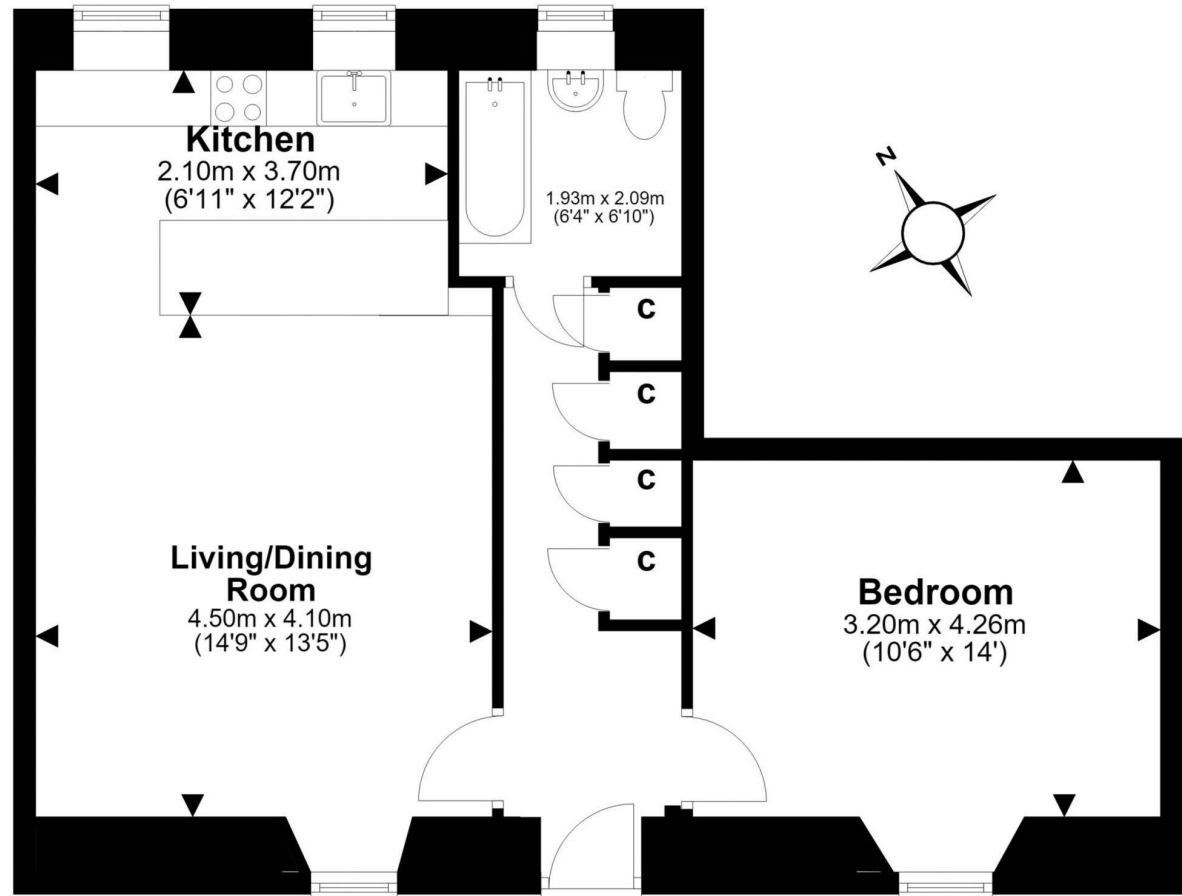
Extras included in the sale: Washing machine, dishwasher, bed, sofa, chairs, stools, tables. Television, toaster, kettles, crockery, cutlery, sceneries/wall hangings can be available by separate negotiation.

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. Energy Rating C and Council Tax Band D. Property is currently awaiting current council tax band and whilst the estimated band is D, this could be subject to change.





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.