



# 3 (GF1) Cornwall Street

West End, Edinburgh, EH1 2EQ



VMH ESTATE AGENTS



## Centrally located 2 bedroom ground floor flat within walking distance to the city centre.

- Sitting room
  - Kitchen/dining room
  - 2 double bedrooms
  - Bathroom & separate WC
  - Excellent central location
  - Bright & well proportioned
  - Communal rear garden
  - Residents permit parking
  - Secure keypad entry system
  - Gas central heating & single glazing
- Offers Over:

**£375,000**



Further information can be found in the home report.

## 🏠 About the Property

With one of the most impressive views of Edinburgh Castle at the end of the street, this 2 bedroom ground floor flat is situated in an excellent central location.

Internally the property is bright and well presented with working shutters and direct garden access from the kitchen.

Further benefits include gas central heating and a secure keypad entry system.

## ⊕ Extras

To include all fitted flooring and blinds in addition to the white goods within the kitchen - oven, hob, cooker hood, fridge/freezer & washing machine. Other items can be included subject to separate negotiation.





## 📍 Location

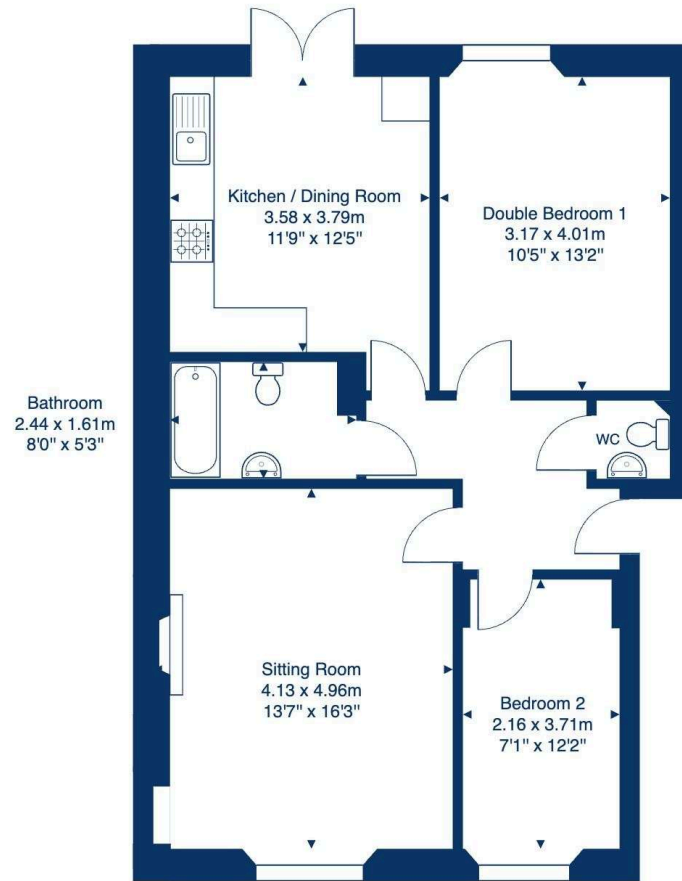
The West End is a highly sought-after area, close to the commercial and retail core in George Street, Princes Street and St James Quarter. The cosmopolitan district of Stockbridge is only a short walk away, offering a superb choice of speciality shops, food stores, fashionable bars, quaint coffee shops, delis and boutiques. There is easy access to the Water of Leith Walkway and cycle path, and the open spaces of the Royal Botanic Gardens and Inverleith Park are within walking distance. Haymarket rail station and tram stop is close by and regular public transport provides swift access in and around the city. By car, main roads connect quickly to the City Bypass, Edinburgh International Airport, the Queensferry Crossing and central motorway network.





# Floor Plan

3 (GF1) Cornwall Street, Edinburgh, EH1 2EQ



Ground Floor

Total Area: 70.3 m<sup>2</sup> ... 756 ft<sup>2</sup>

All measurements are approximate and for display purposes only.





VMH ESTATE AGENTS



VMH SOLICITORS

*More* is our middle name.

**Registered Office: 8 Sibbald Walk, Edinburgh, EH8 8FT**

 **0131 622 2626**

 **property@vmh.co.uk**

 **vmh.co.uk**

 **DX: 552210, Edinburgh 68**

---

The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows. Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.