

5 (flat 29) Drummond Street, Old Town, Edinburgh, EH8 9TT



5 (flat 29) Drummond Street | Old Town | EH8 9TT

Description

Attractive one-bedroom first and second floor duplex apartment in a converted B listed former school building set in an ideal location close to the heart of Edinburgh's City Centre and within walking distance of the High Street and Edinburgh University. Presented in good order, this apartment will appeal to first-time buyers and investors.

- Bright duplex apartment forming part of a B-listed building
- Open plan living/dining/kitchen
- WC
- Double bedroom
- En-suite shower room
- Floored attic with lighting
- Electric heating
- Security entry phone system
- On street permit parking

Extras

The oven, hob, washing machine, and fridge/freezer are included.

EPC Rating: F

Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.

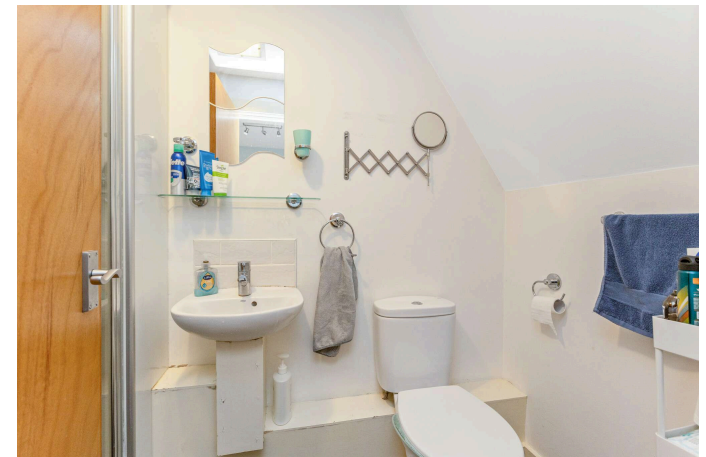
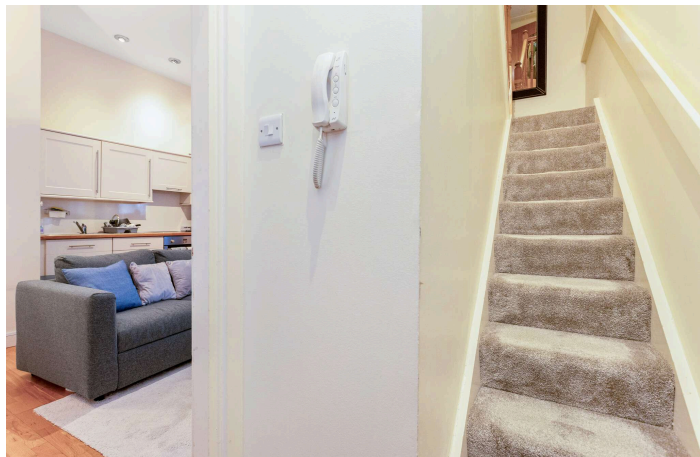


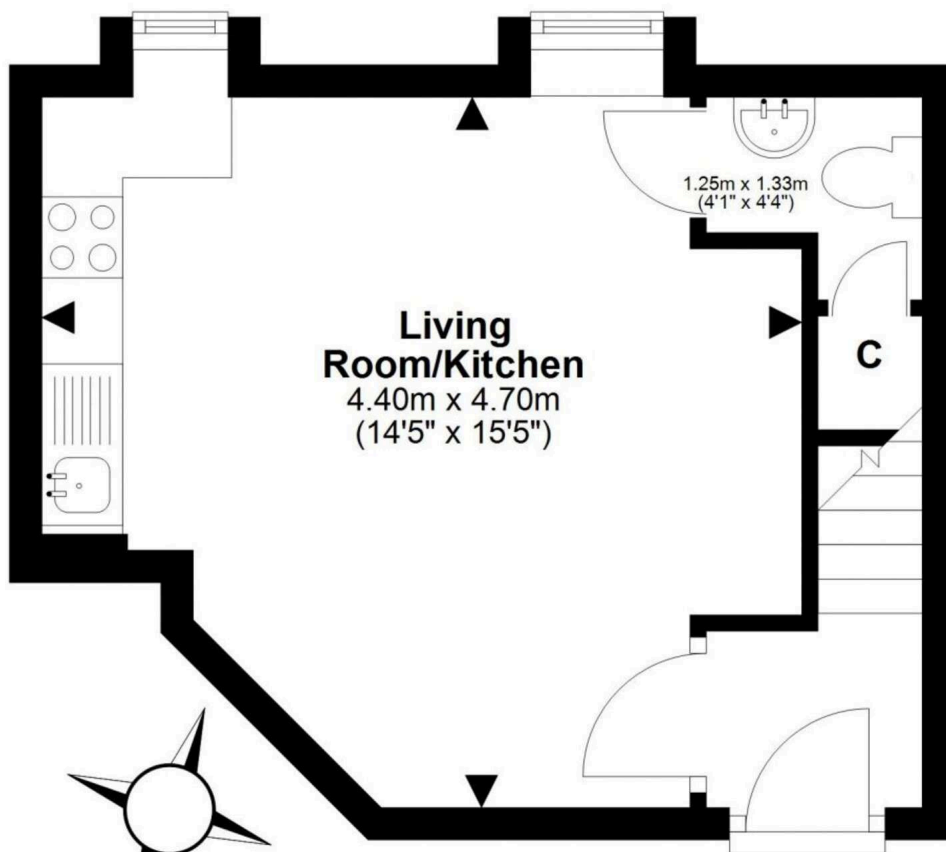
Location

Edinburgh's Old Town, a designated World Heritage Site, offers a vibrant and historic setting in the very heart of the city. Just moments from the city centre, residents enjoy immediate access to a wealth of cultural landmarks, including Edinburgh Castle, St Giles Cathedral, the Grassmarket, the Scottish Parliament, Holyrood Park, and Arthur's Seat. The Royal Mile serves as the Old Town's bustling spine, lined with an array of traditional pubs, restaurants, cafés, bistros, and unique independent shops. For more extensive retail options, Princes Street and George Street are within easy walking distance, offering a wide range of high-street and designer stores. Excellent transport links are also close at hand, with Waverley Station, St Andrew Square, and York Place all nearby, providing convenient connections across the city and beyond.

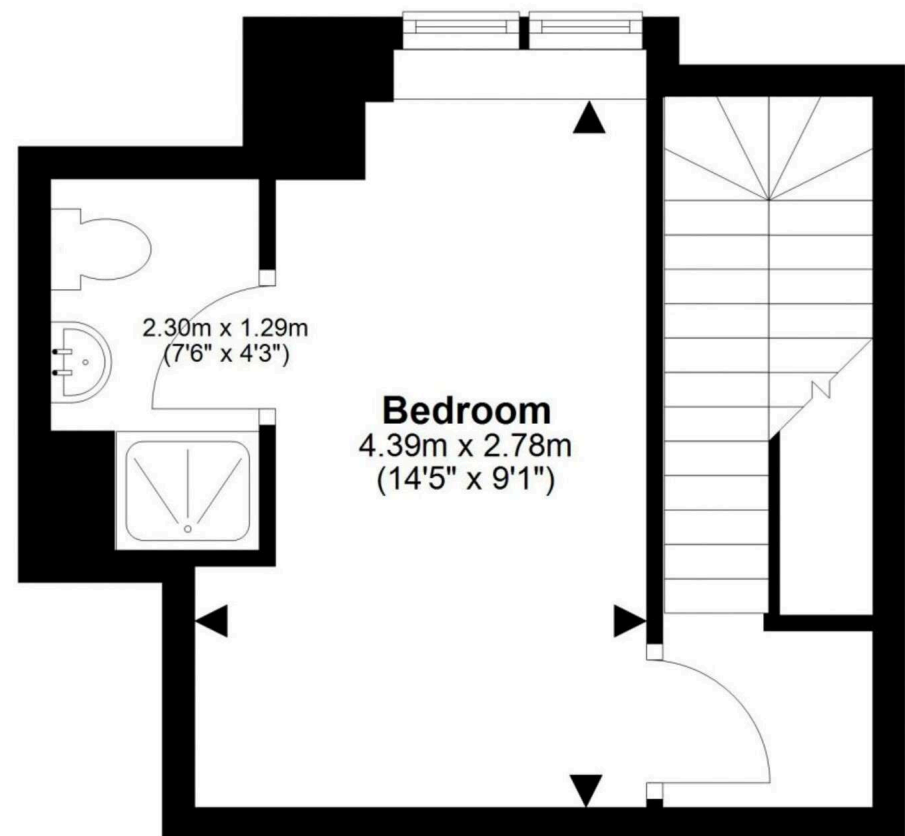
Factor

The building is factored by James Gibb for approx. £93 per month. This includes maintenance of communal areas and block buildings insurance.





Second Floor



Third Floor

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.



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

