

KILGOUR

PROPERTY



71/4 Pleasance, Edinburgh, EH8 9TG





- Spacious Lounge/Diner
- Separate Kitchen
- 3 Bedrooms
- Shower Room
- Gas Central Heating
- Double Glazing
- Communal Gardens
- Secure Entry System
- On Street Permit Parking
- Council Tax – Band C
- EPC – Band C
- Currently has HMO Certificate
- Excellent rental history

Viewing by appointment through selling agent on 0131 273 5233

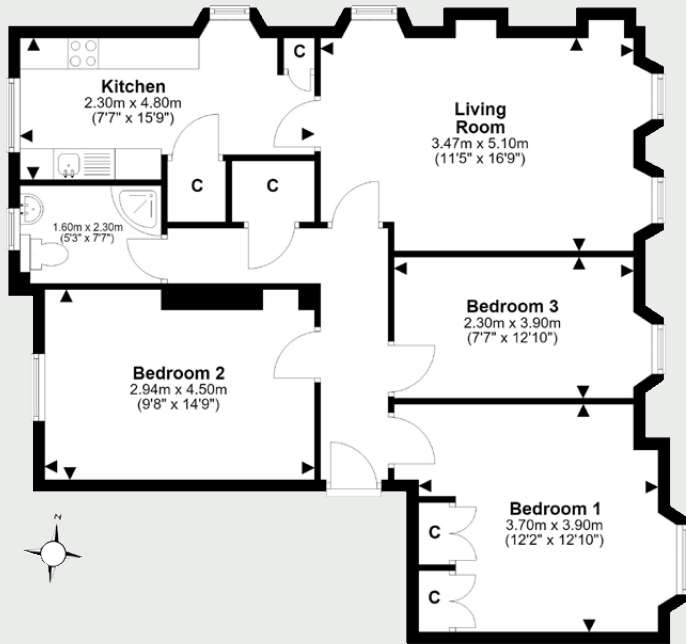
Description

This spacious three-bedroom apartment offers well-proportioned accommodation within a communal building, making it an excellent choice for a range of buyers. The property features a bright and generous lounge/dining area, providing a comfortable space for both relaxing and entertaining, together with a separate kitchen offering practical everyday convenience.

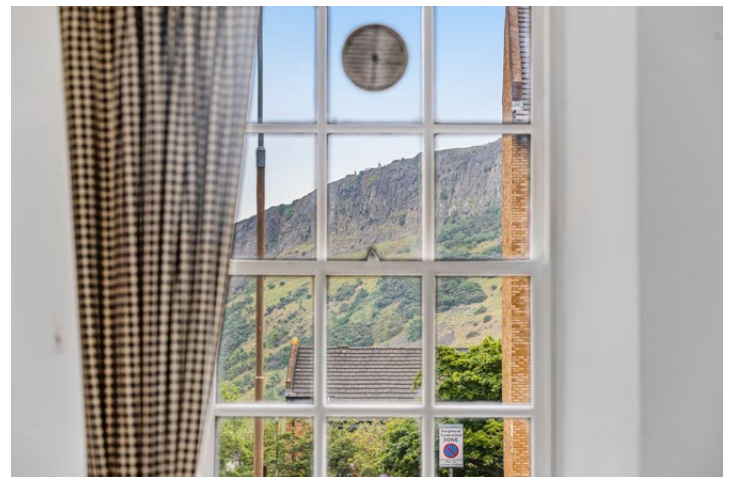
Further benefits include gas central heating, access to communal garden grounds, and a secure entry phone system serving the communal building, adding both comfort and peace of mind. With three bedrooms and a practical layout, the apartment presents an appealing home in a convenient setting.

Location

The Pleasance is a highly convenient and vibrant central Edinburgh location, well placed for access to the city centre, the University of Edinburgh, George Square, the Old Town and a wide range of local amenities. The area offers an excellent selection of cafés, bars, restaurants, shops and everyday services, while nearby cultural attractions include the Pleasance Courtyard and the city's historic attractions around the Royal Mile and Holyrood. Green space is also within easy reach, with Holyrood Park and Arthur's Seat providing superb outdoor recreation close by. The location is particularly well suited to students, professionals and city-centre buyers, with regular bus services available nearby and Edinburgh Waverley railway station and the city's tram network is accessible on foot or by a short journey, providing convenient connections across the city to the airport and beyond.

1 3 1 C 
EPC BANDC 
COUNCIL TAX BAND

Living Room/Diner	16'9 x 11'5	5.10 x 3.47
Kitchen	15'9 x 7'7	4.80 x 2.30
Bedroom 1	12'10 x 12'2	3.90 x 3.70
Bedroom 2	14'9 x 9'8	4.50 x 2.94
Bedroom 3	12'10 x 7'7	3.90 x 2.30
Bathroom	7'7 x 5'3	2.30 x 1.60







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