









Offers Over  
**£295,000**

## 1B/9 Grassmarket

Grassmarket | Edinburgh | EH1 2HY

This beautifully presented and spacious first floor flat which forms part of a charming C-listed building, enjoys a spectacular central location in the heart of Edinburgh's historic Grassmarket. The immaculate property is presented to the market in true move-in condition and boasts magnificent views across the Grassmarket. Internal viewing is highly recommended to be fully appreciated.

-  1 Bedroom
-  1 Public room
-  1 Bathroom
-  Permit/meter parking
-  EPC rating – C
-  Council tax band - D



## Description

The stunning accommodation in brief comprises; welcoming entrance hallway, generously proportioned and bright lounge with window seat providing lovely open views, open plan to light and airy dining area, modern glass double doors lead to the contemporary fitted kitchen, well proportioned double bedroom with built-in mirrored wardrobes and stylish bathroom with three-piece suite and shower over bath. Space heating is provided by modern electric radiators.



## Extras

All fitted floor coverings and blinds will be included in the sale together with the integrated oven/hob and washing machine. Other items of furniture can be made available by separate negotiation.

## Parking

For the car owner, permit/metered parking can be found within the immediate area.

## Factoring

The common areas are maintained by Sentry and is approximately £144 per month, this includes buildings insurance.

## Viewing

By appointment through Neilsons (0131 625 2222).





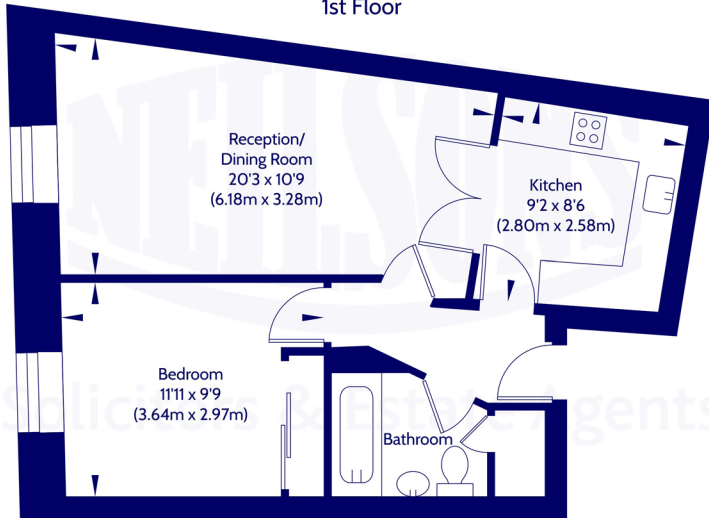
## Location

The Grassmarket is to the south of the city centre on the edge of the Old Town close to Edinburgh Castle, an area that is steeped in history with stunning architecture. The historic Old Town is a UNESCO World Heritage Site boasting a wealth of charm and character and offering all the benefits of city centre living. The main shopping and commercial thoroughfares of Princes Street, George Street and the fantastic St James Quarter are within comfortable walking distance and include major high street retailers, fine restaurants, fashionable bars and boutiques. The property is conveniently located for many Edinburgh University buildings as well as many famous and historical places of interest including art galleries, museums and theatres. A wide selection of bus services are available nearby. For commuters, Waverley Station is a short walk away and the city bypass is readily accessible and offers links to Edinburgh International Airport, the Queensferry Crossing and the central motorway network.



Approx. Gross Internal Floor Area 49 Sq M / 527 Sq Ft.

## 1st Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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