









Offers Over  
**£285,000**

## 6/28 Drummond Street

Old Town | Edinburgh | EH8 9TU

A bright 5th floor (top) flat forming part of a B-listed traditional tenement in Edinburgh's UNESCO World Heritage Old Town, benefitting from wonderful far-reaching views of the city skyline to the Firth or Forth and Fife beyond and conveniently located for the University of Edinburgh and superb amenities.

-  2 Bedroom
-  1 Reception room
-  1 Bathroom
-  Permit/meter parking
-  EPC rating – E
-  Council tax band - A



## Description

A secure entry system gives access to a shared stair where on the 5th floor an entrance hallway shared with just one other property leads to the front door, setting the flat peacefully back from the stair. The accommodation is all to the front of the building and as such, benefits from wonderful views across the Old Town from all windows. The front door opens to a welcoming hallway leading to the reception/dining room which has ample space for both living and dining furniture with an open plan aspect to the fitted kitchen, providing the ideal setting for both relaxing and entertaining. The kitchen has an integrated oven and hob with the other white goods also included. There are two generous double bedrooms, both with built-in storage cupboards. A good-sized bathroom with white suite and over bath shower completes the accommodation. The flat is presented for sale in move-in condition and benefits from recently upgraded sash and case double glazed windows complemented by electric heating ensuring year round warmth and comfort. A small payment of £5 per calendar month is payable for stair cleaning and any common repairs are efficiently organised via the Novoville app.



## Extras

All fitted floor coverings and light fittings will be included in the sale together with the integrated oven/hob, the fridge freezer and the 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.

## Viewing

By appointment through Neilsons (0131 625 2222).





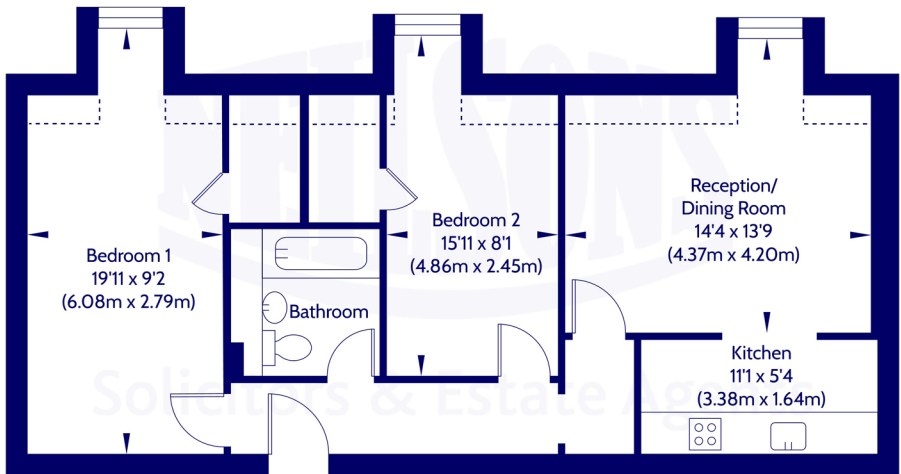
## Location

Drummond Street is on the southern edge of the Old Town close to Edinburgh University Old College Quad, 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 61 Sq M / 653 Sq Ft.



5th 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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