



Offers Over  
**£400,000**

## 16/8 Johnston Terrace

Old Town | Edinburgh | EH1 2PR

An exceptionally appealing third floor flat, forming part of a handsome period terrace and enjoying a spectacular central location in the heart of Edinburgh's historic Old Town. The property sits directly adjacent to the capital's iconic castle and boasts breathtaking, double aspect uninterrupted views directly over the castle and esplanade.

2 bedrooms

1 public room

Study

1 bathroom

On-street permit parking

EPC rating – E

Council tax band- D



## Description

The property has been a highly successful short term let for over fifteen years, consistently booked for up to three hundred days per year and achieving a substantial annual income. A new three-year licence has just been approved by the council, and the owner is happy to provide additional information in respect of any short term let business, which can be requested via Neilsons.

Internally the property has been well maintained over the years, though has excellent scope to upgrade to suit individual taste/style. The accommodation briefly comprises: entrance hallway with convenient WC, light and airy double aspect reception/dining kitchen with tasteful décor, wood flooring and a corner window featuring what is arguably one of the most impressive views of the city's famous castle and the surrounding area, open plan to a well equipped kitchen which has been fitted with a variety of white base and wall mounted units, complete with coordinated worktops, splash tiling and the usual appliances, study/home office, comfortable principal bedroom with excellent fitted storage, a second well-proportioned double bedroom also with storage, and shower room with counter top sink, and tiled electric shower enclosure.



## Extras

All fixtures, floor coverings, light fittings, curtains and integrated appliances will be included. Please note there is the potential for the property to be sold fully furnished, subject to separate negotiation.

## Parking

On-street permit parking is available via application.

## Viewing

By appointment through Neilsons (0131 625 2222).





## Location

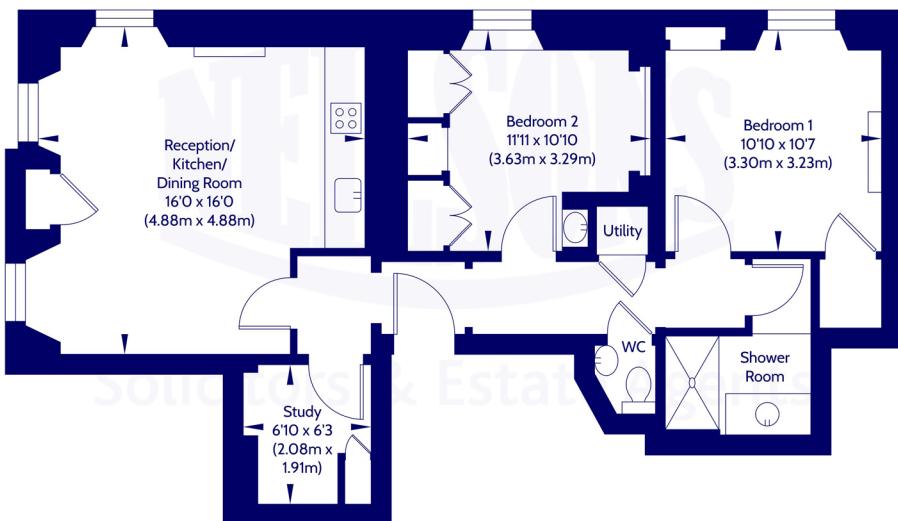
Johnston Terrace lies in the heart of the Old Town, a UNESCO World Heritage Site boasting a wealth of charm and character and offers all the benefits of city centre living. As mentioned, the flat looks directly onto the castle and esplanade, which hosts the city's famous military tattoo, the Hogmanay fireworks and a wide range of concerts and events. Within the immediate vicinity there are first-class amenities to meet day-to-day needs including a wide range of shops, banks, supermarkets, cinemas, theatres, restaurants and bars. A number of major tourist attractions including Edinburgh Castle, Holyrood Park and Arthur's Seat, Palace of Holyrood house, Scottish Parliament, Dynamic Earth, and the summit of Calton Hill are all close by. Regular bus services run outside the property for the city centre and beyond. Edinburgh Waverley Station and the tram system are both a short walk away for access across Edinburgh and to Edinburgh International Airport. The City Bypass is also readily accessible for access to the Scottish motorway network.





Approx. Gross Internal Floor Area 65 Sq M / 696 Sq Ft

3rd 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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