

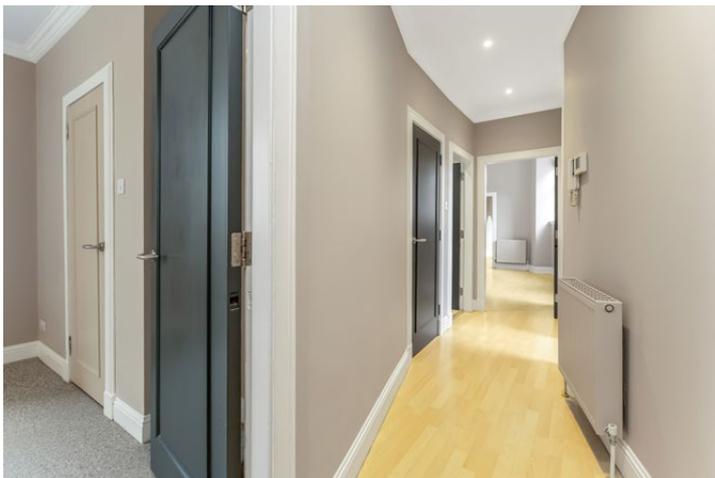
KILGOUR

PROPERTY



2/1 York Lane, Edinburgh, EH1 3HY





- Living Room
- Separate Kitchen
- 2 Bedrooms
- Shower Room
- Gas Central Heating
- Secure Entry System
- Private Allocated Parking Space
- Factor Fee – £135 pcm approx. at point of sale
- Council Tax – Band E
- EPC – Band D

Viewing by appointment through selling agent on 0131 273 5233

Description

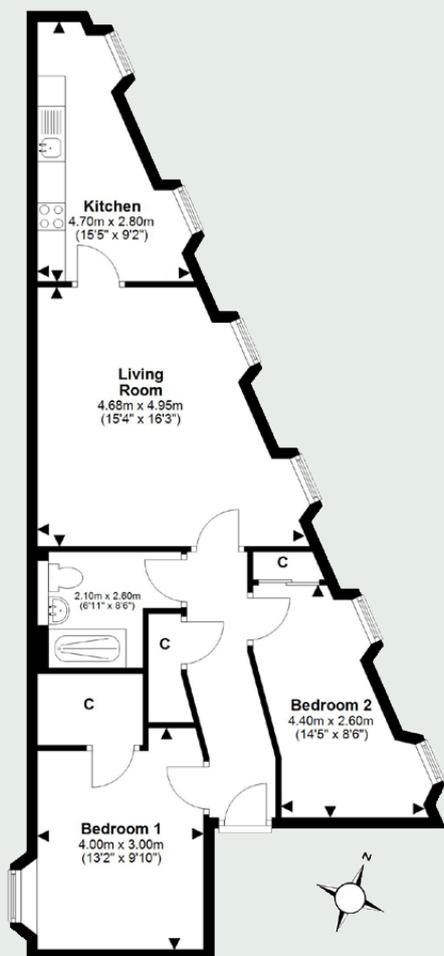
Set within a factored building on the corner of York Lane, this bright generously proportioned ground floor apartment will appeal to a number of buyers and is in wonderful move in condition throughout.

Entry is via a secure communal gated entry phone system which covers the flats and the off street, allocated private parking.

Location

York Lane is a short walk from the commercial heart of Edinburgh, including Princess Street and George Street, offering all the advantages of city centre living while benefiting from superb local amenities. A wide choice of highly regarded restaurants, bars and shops can be found nearby. Additional shopping is available at the St James Quarter, while the Omni Centre provides leisure facilities including a multi-screen cinema and numerous eateries. There are excellent public transport services within walking distance including the vast network of buses travelling across the city, the tram terminus at York Place, which provides a swift and easy route to Edinburgh Airport as well as rail travel from Waverley Station. The property is well placed for access to a number of attractive open green spaces including the Royal Botanic Gardens and Inverleith Park and Princes Street Gardens.



1 2 1 D 
EPC BANDE 
COUNCIL TAX BAND

Living Room	15'4 x 16'3	4.68m X 4.95m
Kitchen	15'5 x 9'2	4.70m x 2.80m
Bedroom 1	13'2 x 9'10	4.00m x 3.00m
Bedroom 2	14'5 x 8'6	4.40m x 2.60m
Bathroom	6'11 x 8'6	2.10m x 2.60m





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