



4 Campbell's Close  
EH8 8JJ



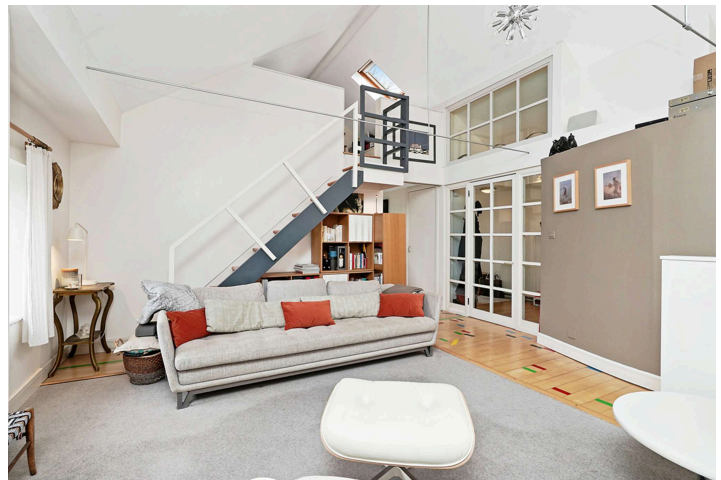
## Upper Flat

OFFERS OVER £435,000

- Entrance hall with built in storage
- Spacious open plan living/ dining room/ kitchen
- 2 double bedrooms with built in storage
- Flexible use mezzanine off living area
- Shower room
  
- Gas central heating
- Some double glazing
- 2 private parking spaces in secure garage below building
- Well maintained public gardens with private allotment
  
- Easy access private attic space
- Category B-Listed Building

Viewings - by appointment call  
Beveridge & Kellas on - 0131 554 6321





Viewing is highly recommended of this stylish 2-bedroom, main door upper flat situated within a Category- B Listed former brewery tucked away just off the Royal Mile, right in the heart of the City Centre. The property is ideal as a buy-to-let investment or a pied-a-terre within the historic Old Town conservation area. The Royal Mile and nearby Cowgate have a range of local bars, cafes and restaurants and many iconic attractions. Holyrood Park is also within easy reach and offers wide open green spaces as well as the rugged Arthur's Seat and Salisbury Crags. The location of the property is ideal for exploring the City with regular bus and tram services taking you further afield as well as quick and easy access to Waverley train station.

The property is entered via a private main door into an entrance hall with a wooden floor, handy built in storage cupboard and gives access to the shower room and living area. The impressive open plan living/dining room/kitchen is filled with natural light from the twin Velux overhead windows, and benefits from reclaimed gymnasium floor, stairs to the mezzanine study, two double bedrooms off, and an easy access attic store. The kitchen area which is situated to the rear has base and wall units, integrated oven with gas hob, a fridge freezer and a small balcony off. The main bedroom is front facing and enjoys a double Juliet balcony overlooking the gardens, dual aspect, and built in cupboard. The rear of the flat is another double bedroom also with built in storage. The mezzanine is currently utilised as a study but would also make an ideal guest bedroom.

Completing the accommodation is a shower room with a skylight, tiled walls, WC with hidden cistern, wash hand basin within a vanity unit, mains powered shower, and utility cupboard housing the washing machine and tumble dryer.

Beneath the flat is a secure resident's garage with 2 designated parking spaces. To the front of the flat is a private allotment within a well-maintained leafy public garden. In addition, there is gas central heating, some double glazing, and an easy to access attic space providing excellent storage space.

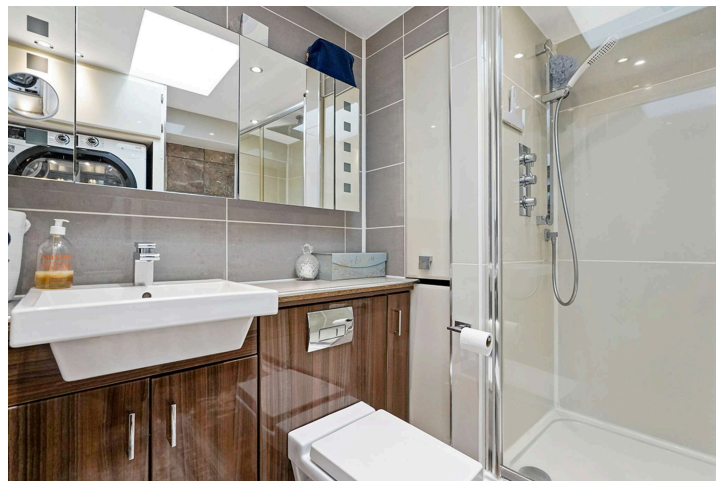
### EXTRAS

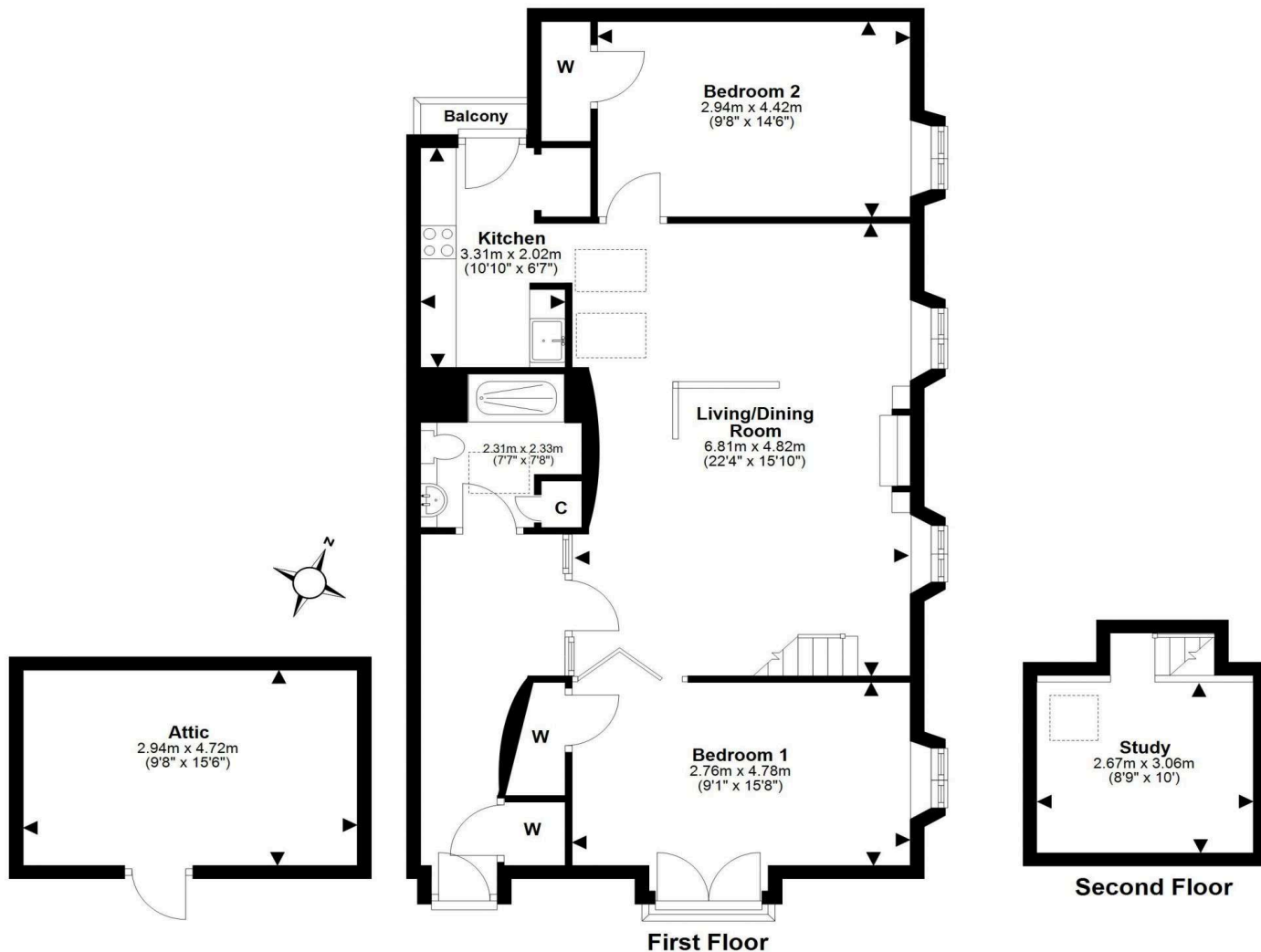
To include the aforementioned white goods in the kitchen along with the carpets, curtains/blinds, and light fittings.

### OFFERS

Offers are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.







This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



**espc**