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THE CITY CAFE

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21/16 Blair Street
OLD TOWN | EDINBURGH | EH1 1QR

warners
solicitors & estate agents



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Nestled in the heart of Edinburgh's historic Old Town, moments from the Royal Mile, Castle, University buildings and Holyrood Park is this spacious top floor apartment. Boasting panoramic skyline views and ample permit parking this property would make an ideal buy right in the centre of Edinburgh.

Set in a handsome traditional tenement the accommodation comprises a welcoming entrance hallway with a deep storage cupboard, a bright lounge with generous dining space, a contemporary kitchen with attractive units, a large double bedroom with built-in wardrobe and the flat is completed by a stylish bathroom with shower over bath.

- Heart of the historic Old Town location
- Seconds from the Royal Mile and Castle
- Top floor apartment in traditional tenement
- Welcoming hallway with deep storage cupboard
- Bright lounge with generous dining space
- Contemporary kitchen with attractive units
- Large double bedroom with built-in wardrobe
- Stylish bathroom with shower over bath
- Full electric heating
- Ample on street permit parking

Council Tax B. Energy Rating E.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The sale will include all fixtures and fittings with the exception of the washing machine which can be available under separate negotiation. All other items including furniture and the coffee machine may also be included in the sale under separate negotiation.

The Royal Burgh of Edinburgh is arguably Europe's finest and most beautiful capital City, famed for the quality of its architecture, art galleries and museums. This city is steeped in history and enjoys an atmosphere which is cosmopolitan and yet quite unique. The Old Town is a most highly sought after location, close to Royal Palace of Holyrood, the Scottish Parliament and the Dynamic Earth visitor attraction. There is an extensive choice of specialist shops, bars and eateries in the vicinity, whilst nearby Holyrood Park and Arthur's Seat allow for pleasant walks and fabulous views. For the mature student, there are a number of university buildings within easy walking distance. An efficient public transport network operates to most parts of the town and surrounding areas, with Edinburgh's Waverley Station only a short walk away. Just a little further on from Waverley is the tramline linking the Airport with Newhaven, via the City Centre. The city by-pass and the main motorway network are also within easy reach.





22 St. Patrick Square, Edinburgh, EH8 9EY | 176 Portobello High Street, Edinburgh, EH15 1EX | 247B St John's Road, Edinburgh, EH12 7XD

0131 667 0232

property@warnersllp.com

warnersllp.com

espc