



518 Websters Land

Grassmarket, Edinburgh, EH1 2RX

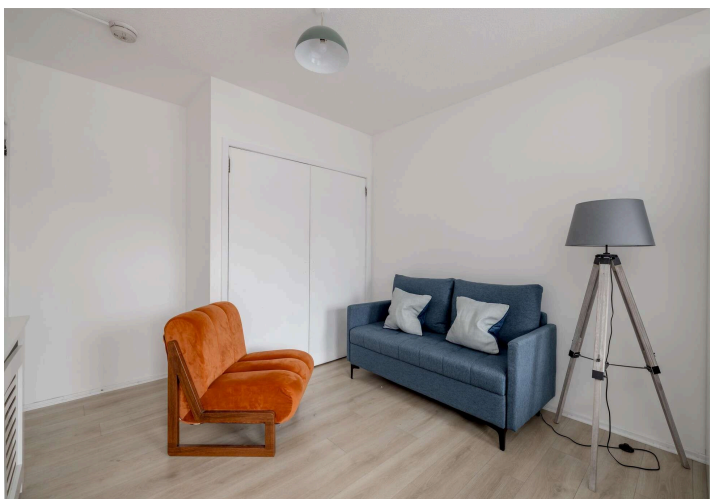


VMH ESTATE AGENTS



Bright & well proportioned flat nestled under Edinburgh Castle

- Bright kitchen/sitting/dining room
- Modern kitchen
- Bedroom with built-in storage
- Modern shower room
- Wonderful Castle views
- Fantastic central location
- Good storage
- Well-maintained communal grounds
- Electric heating
- Permit parking



Offers Over:

£195,000



Further information can be found in the home report.

About the Property

This stunning 4th floor apartment is quietly positioned within a handsome gated development, which is nestled under Edinburgh Castle. Located in the bustling Grassmarket area, the flat enjoys local shops, restaurants & amenities on its doorstep, as well as being within walking distance of Princes Street.

The property offers bright & spacious accommodation with modern finishes and enjoys an open view across the shared courtyard to Edinburgh Castle from the communal balconies.

Extras

To include all fitted floor coverings, blinds, light fittings, electric hob, oven & fridge & washing machine.





Floor Plan



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TOTAL FLOOR AREA : 422 sq.ft. (39.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Location

The Grassmarket lies close to Edinburgh Castle, an area that is steeped in history with stunning architecture & renowned museums & national art galleries.

The area is host to many fine bars & restaurants, with the main shopping & commercial thoroughfares of Princes Street, George Street & St James Quarter within walking distance.

The location is also very convenient for Edinburgh's financial sector in & around Lothian Road, Edinburgh University & The Edinburgh College of Art is also nearby. A wide selection of bus services is available nearby giving access to most areas of the City. For commuters, Waverley Station is a short walk away.

Management

The development is factored and maintained by Trinity Factors with the current annual fee being approximately £930. This covers the costs for the maintenance of the communal areas including the gardens and the blocks buildings insurance.



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