



6 Campbell's Close

Old Town, Edinburgh, EH8 8JJ



VMH ESTATE AGENTS



Rarely available, stunning main door upper flat forming part of a B Listed former brewery

- Open plan kitchen/sitting/dining room
- Modern kitchen
- 2 double bedrooms
- Shower room
- Versatile mezzanine/office level
- Easy access to storage room
- Category B-Listed Building
- Allocated secure parking
- Excellent central location
- Gas central heating

Offers Over:

£435,000



Further information can be found in the home report.

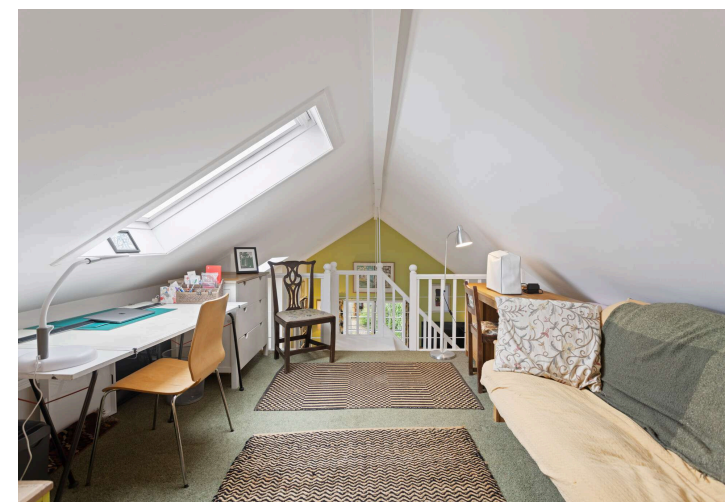
About the Property

Rarely available, stunning main door upper flat, enjoying a quiet, tucked away position just off the Royal Mile in the centre of the city, within the historic Old Town conservation area.

The accommodation is accessed via a shared front stair and a private main door entrance. The most impressive double height kitchen/sitting/dining room is exceptionally bright and benefit from a stunning view of the Manse garden from the side windows with the front French doors looking over the beautifully maintained public garden. The modern high spec kitchen with utility cupboard was upgraded by the present owner, there are 2 double bedrooms, a modern shower room with balcony and a versatile mezzanine level currently used as a home office with access to a large store room.

Externally there is a secure resident's garage with two designated parking spaces and to the front there is a small allotment within the well-maintained public garden.

This unique property will be a popular choice for many, so early viewing is highly recommended to avoid disappointment.





“

...forming part of a Category B Listed former brewery enjoying a quiet, tucked away position just off the Royal Mile...

”



📍 Location

The historic Old Town is a UNESCO World Heritage Site boasting a wealth of charm and character with all the benefits of city centre living. The main shopping and commercial thoroughfares of Princes Street and George Street are within comfortable walking distance which include major high street retailers and the St James Quarter. The property is conveniently located for many Edinburgh University buildings, the Scottish Parliament as well as many famous and historical places of interest. The Royal Mile area of the Old Town offers a superb choice of specialty shops, fine restaurants, fashionable bars and coffee shops. Regular bus services are close to hand and for commuters Waverley Station is a short walk away. The property is in catchment for the Royal Mile primary school and James Gillespie high school.

🏠 Management

Currently in the process of appointing a new Factor. Previously cost was approx £45 per month.

⊕ Extras

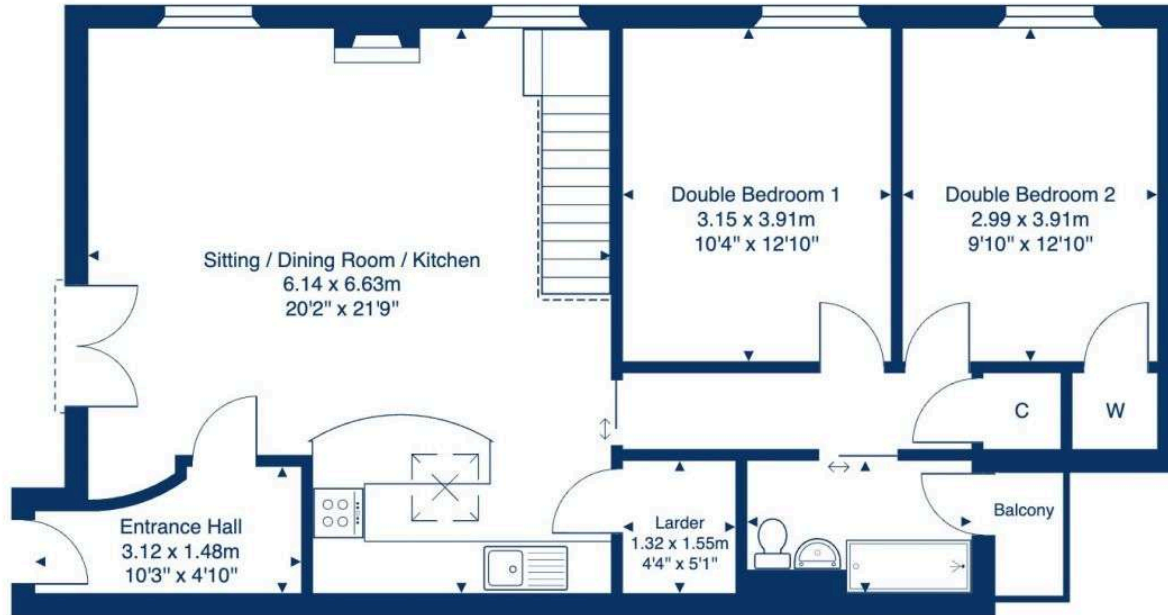
All fitted floor coverings, blinds, curtains, light fittings, integrated oven, induction hob, extractor hood, fridge & dishwasher, along with washing machine, fridge/freezer and the wardrobes within bedroom 1.



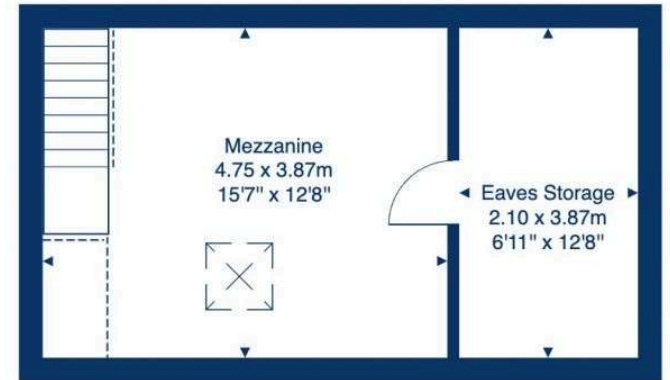


Floor Plan

6 Campbell's Close, Edinburgh, EH8 8JJ



First Floor



Total Area: 107.2 m² ... 1154 ft² (excluding balcony)

All measurements are approximate and for display purposes only.



VMH ESTATE AGENTS



VMH SOLICITORS

More is our middle name.

Registered Office: 8 Sibbald Walk, Edinburgh, EH8 8FT

 **0131 622 2626**

 **property@vmh.co.uk**

 **vmh.co.uk**

 **DX: 552210, Edinburgh 68**

The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows. Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.