



14/9 Old Tolbooth Wynd

Holyrood, Edinburgh, EH8 8EQ



VMH ESTATE AGENTS



Spacious 2 bed (both en-suite) city centre apartment, just off Edinburgh's Royal Mile

- Sitting room
- Kitchen/dining room
- 2 double bedrooms - both with en-suite shower rooms
- Family bathroom
- Secure underground parking
- Entryphone system
- Central location off the Royal Mile
- Bright & well proportioned
- Gas central heating & double glazing



Offers Over:
£315,000



Further information can be found in the home report.

About the Property

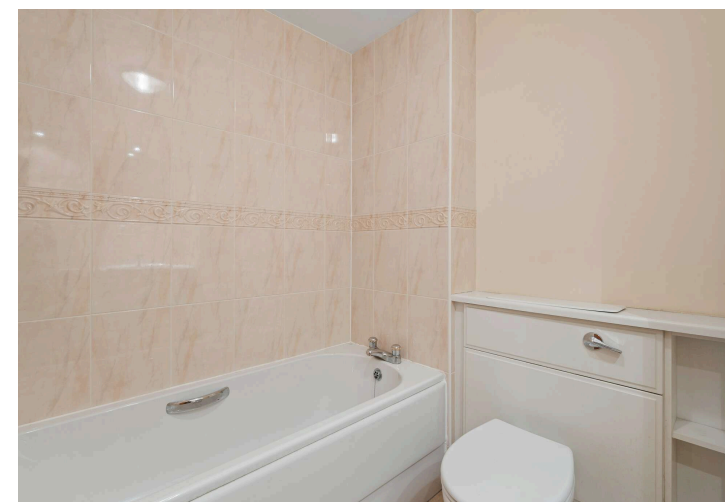
Forming part of a sought-after modern development just off the historic Royal Mile, this well presented second-floor apartment offers an exceptional opportunity to enjoy city centre living at its finest.

The property boasts a spacious sitting room, a generous kitchen/dining room ideal for entertaining, two well-proportioned double bedrooms, both with fitted wardrobes and en-suite shower rooms, together with a family bathroom.

Perfectly positioned in the heart of Edinburgh's Old Town, residents can enjoy an unrivalled lifestyle with world-famous landmarks, independent cafés, restaurants, Waverley Station, Holyrood Park and the Scottish Parliament all within easy walking distance. Old Tolbooth Wynd is a highly desirable location combining the charm of the historic Old Town with the convenience of modern city living.

Extras

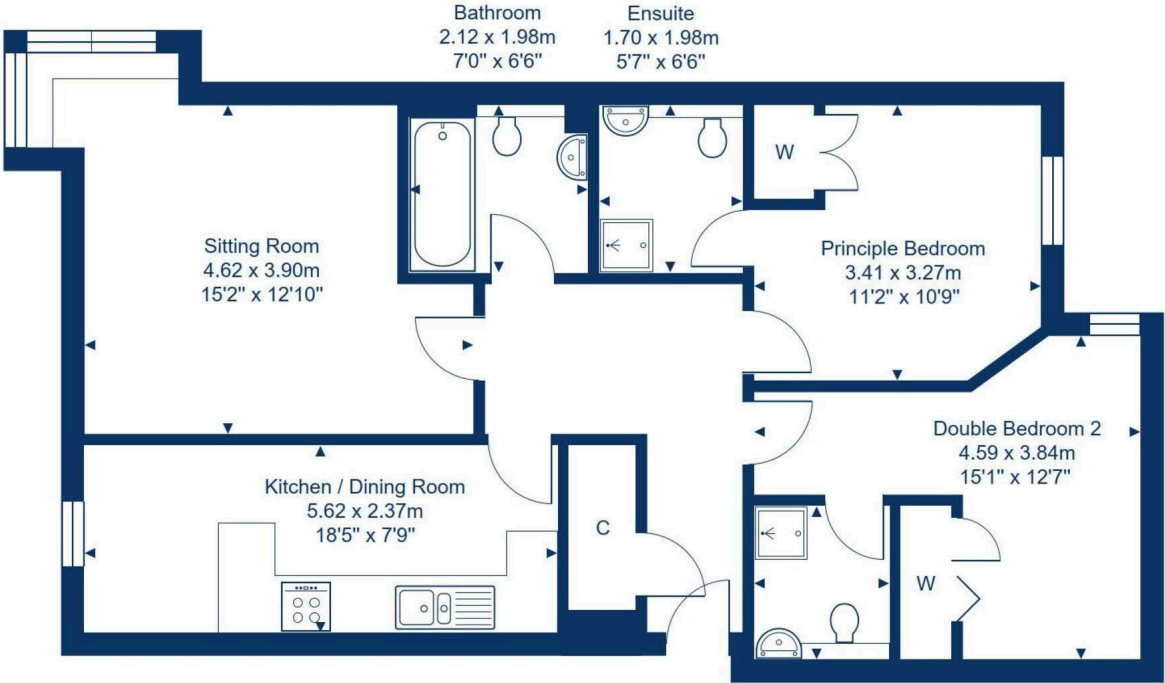
To include all fitted flooring, carpets, curtains, curtain poles & blinds in addition to the integrated white goods in the kitchen - fridge/freezer, washing machine, dishwasher, double oven, hob and cooker hood. Other items can be included subject to separate negotiation.





Floor Plan

14/9 Old Tolbooth Wynd, Edinburgh, EH8 8EG



Second Floor

Total Area: 78.0 m² ... 839 ft²

All measurements are approximate and for display purposes only.

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, St James Quarter, fine restaurants and fashionable bars. The property is conveniently located for many Edinburgh University buildings as well as many famous and historical places of interest. Regular bus services give access to most areas of the city and for commuters Waverley Station is a short walk away.

Management

The development is managed by James Gibb at a current cost of approx £430 per quarter. This cost covers cleaning of the communal areas and block buildings insurance.





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