



# 2 (3F1) Burnet's Close

156 High Street, Edinburgh, EH1 1QU



2



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73sqm

EPC

C

**AS** Anderson  
Strathern

# 2 (3F1) Burnet's Close

156 High Street,  
Edinburgh, EH1 1QU

Forming part of a historic Category B listed building on the Royal Mile, this spacious third floor flat offers a rare opportunity to create a beautifully modernised home in the heart of Edinburgh's Old Town.

Extending to approximately 73 square metres, the property comprises a welcoming entrance hall, a generous living room with kitchen off, two double bedrooms, and a shower room with WC.

The flat benefits from mostly modern double glazed sash and case windows, and its elevated position provides a sense of privacy along with attractive outlooks across the Royal Mile's historic streetscape. A gas fired central heating system serves the property.

A full refurbishment is required, giving buyers complete freedom to redecorate the interior, upgrade fittings, and realise the flat's full potential.

The building includes a communal stair, and the flat sits above commercial premises that form part of the wider tenement.

With its generous proportions, appealing natural light, and exceptional setting, the flat presents an excellent opportunity for those seeking a characterful home to renovate and tailor to their own requirements.

## Property features

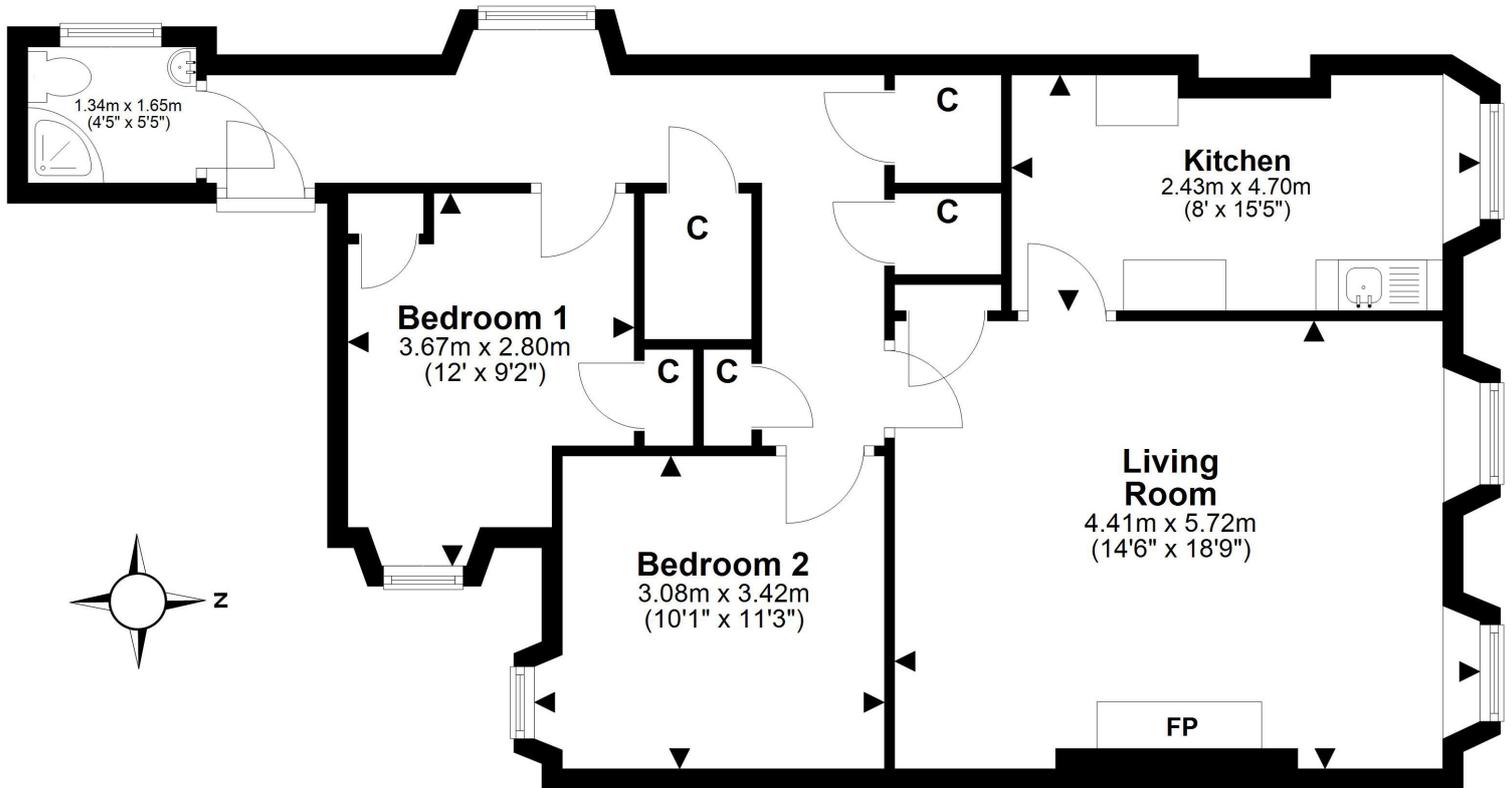
- Full refurbishment required
- Partial double glazing
- Gas central heating
- Spacious lounge
- Great views





## Location

The historic Old Town is a UNESCO World Heritage Site boasting a wealth of charm and character and offering all of the benefits of city centre living. The main shopping and commercial thoroughfares of Princes Street and George Street are within comfortable walking distance and include major high street retailers, 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. The Grassmarket and Royal Mile areas of the Old Town offer a superb choice of speciality shops, fine restaurants, fashionable bars, coffee shops, delis and boutiques. 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.



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.

## Extras

The items included in the sale of the property are the fitted floor coverings, integrated appliances, light fittings and fixtures. The seller will not warrant the working order of any appliances, systems, or services.

Council Tax band D

Any offers should be submitted to [residential@andersonstrathern.co.uk](mailto:residential@andersonstrathern.co.uk)

### Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.



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