



Offers over £160,000

90/1 Iona Street, Edinburgh, EH6 8RW



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Beautifully presented One Bedroom Ground Floor Flat

Set in the rear of a sandstone tenement building in the heart of Edinburgh, this bright and airy, one-bedroom, ground floor flat offers beautifully presented accommodation, neutrally decorated with original pine wood flooring and access to a communal garden.

Secondary Shared Vestibule for Additional Privacy; Entrance Hall; Sitting Room/Dining Room with Gas Fire; Open-Plan Kitchen with Washing Machine and Fridge/Freezer; Bright Double Bedroom with Original Cornice; Modern Bathroom with Shower Over Bath; Utility Cupboard; Recently Redecorated in Neutral Tones; Original Pine Flooring; Double Glazing; Entry Phone; Gas Central Heating with Hive Controller and Smart Meter; Communal Rear Gardens.

ACCOMMODATION (WIDEST POINTS)

Living Room/Dining Room/Open Plan Kitchen

18'8" x 10'11" (5.69 x 3.35)

Bedroom

13'1" x 7'3" (4.01 x 2.21)

LOCATION

Iona Street is a popular residential street, running between bustling Leith Walk and Easter Road, with a wide selection of cafes, bars, shops and entertainments on the doorstep and a short distance from Edinburgh City Centre, with world famous shopping streets, eateries, museums and attractions. For those looking for open, green spaces, beautiful Holyrood Park is within easy reach as well as Leith Links and historic Carlton Hill. The area is well served by a variety of bus routes and Waverley Rail Station is also close by with links east and west. Balfour Street is the closest tram stop on Leith Walk, offering fast access to Edinburgh International Airport and stations in between. For the motorist, London Road leads directly to the A1 and routes around the City Bypass and adjoining Motorways.

EXTRAS

White Goods Included in the Sale

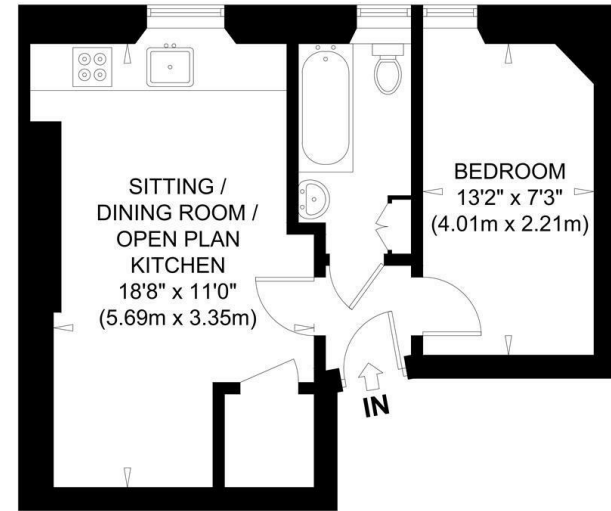
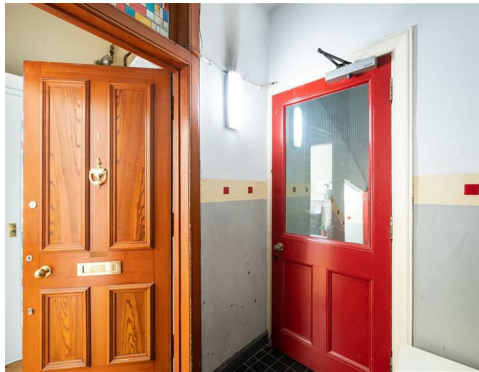
EPC RATING

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VIEWING

Viewing by appointment, please telephone: 07870693063
0131 554 6244.





GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 33.9 SQ M / 364 SQ FT

IONA STREET
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 33.9 SQ M / 364 SQ FT
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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Estate Agents & Solicitors

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A closing date for offers may be set and interested parties wishing the opportunity to offer are advised to note interest through their solicitors. Acceptance of any note of interest does not constitute an undertaking that the party will be give the opportunity to offer. Access for surveyors should be arranged with the selling agents. These particulars are given for guidance only and do not form part of any contract. Dimensions are approximate.