

8/10 JEFFREY STREET  
OLD TOWN, EDINBURGH, EH1 1DT

CURRAN & CO  
PROPERTY



8/10 JEFFREY STREET  
OLD TOWN, EDINBURGH, EH1 1DT

OFFERS OVER £225,000



'Ideal city centre pied-à-terre or first-time purchase, the property is of move-in condition and boasts access to a residents' roof terrace from which panoramic views'

- Third Floor of Victorian Tenement Building
- Situated in Iconic Old Town
- Spacious Living / Dining Room
- Well-Equipped Kitchen
- Contemporary Shower Room
- Gas Central Heating & Secondary Glazing
- Shared Roof Terrace with Panoramic Views
- Ideal City Centre Position



#### Description

Forming part of a Victorian tenement building situated within Edinburgh's iconic Old Town, 8/10 Jeffrey Street is a beautifully presented, bright and spacious one-bedroom third-floor flat. An ideal city centre pied-à-terre or first-time purchase, the property is of move-in condition and boasts access to a residents' roof terrace from which panoramic views of the city and beyond can be enjoyed.

Entered through the well-maintained communal stair via a secure door entry system, the accommodation comprises: entrance hall with two storage cupboards off; spacious living room with dining area and Edinburgh press cupboard housing the boiler; well-equipped kitchen with fitted shelving and extractor hood, and freestanding cooker/hob, fridge and washing machine; generously proportioned double bedroom; and contemporary windowed shower room with

glass walk-in shower enclosure and heated chrome towel rail.

Further benefits of this property include gas central heating, original sash & case windows (with secondary glazing fitted to the living room and bedroom windows), and original painted floorboards and doors throughout.

There is a large, shared roof terrace bordered by chimney stacks and safety rails, with breathtaking views of the city, Salisbury Crags, Calton Hill and the Firth of Forth. Zoned permit parking is available on surrounding streets.

#### Extras

Extras to be included are all fitted blinds and kitchen appliances.

#### EPC Rating

The energy efficiency rating of this property is

band C.

#### Council Tax

This property is subject to council tax band C.

#### Location

The historic heart of Edinburgh, the Old Town is a UNESCO World Heritage Site celebrated for its rich heritage, striking architecture and vibrant atmosphere. The property enjoys easy access to the city's principal shopping and commercial districts, including Princes Street, George Street and the St James Quarter, offering an exceptional range of retail, dining and leisure options. The area is ideally placed for Edinburgh University and many of the city's most iconic landmarks, with the Royal Mile and Grassmarket close by. Excellent public transport links are available throughout the city, and Waverley Station is within comfortable walking distance.





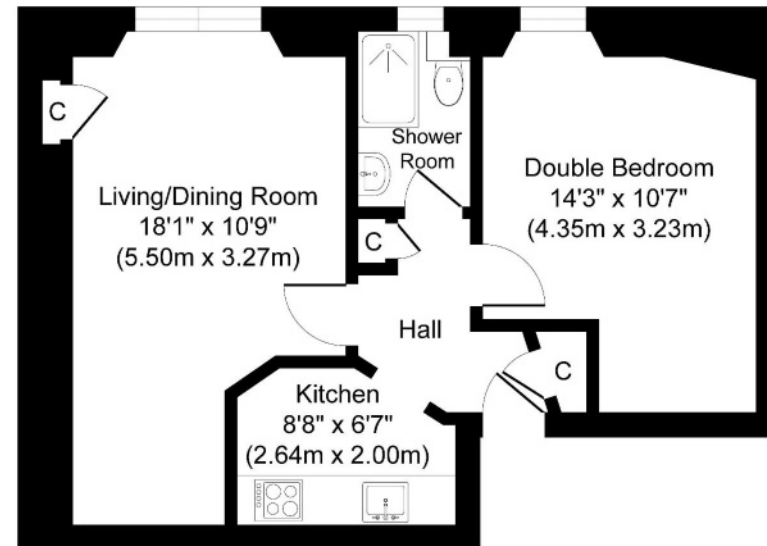
# CURRAN & CO PROPERTY

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**Third Floor**  
**Approximate Floor Area**  
**474 sq. ft**  
**(44.00 sq. m)**

## Disclaimer

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of a contract.  
All measurements are approximate and are generally taken from the widest point.