12 Aitchisons Close, 58 West Port, Grassmarket, Edinburgh, EH1 2LB

Connor Malcolm

12 Aitchisons Close, 58 West Port | Grassmarket | EH1 2LB

Description

A well-presented two bedroom top floor flat within a secluded location in the historical Grassmarket area of Edinburgh. The property is accessed via a secure entry phone system from West Port into a shared passageway leading to a sandstone spiral staircase up to the 4th floor where the main door is reached from an external balcony. Close to a huge variety of shops, bars and restaurants, aswell as Edinburgh's world renowned tourist attractions and Universities, the property offers an excellent opportunity for first time-buyers, working professionals or investors alike.

- Entrance hall
- Charming living/dining room
- Kitchen
- Two double bedrooms
- Bathroom with white suite and shower
- Electric heating
- Views to Edinburgh Castle from balcony landing

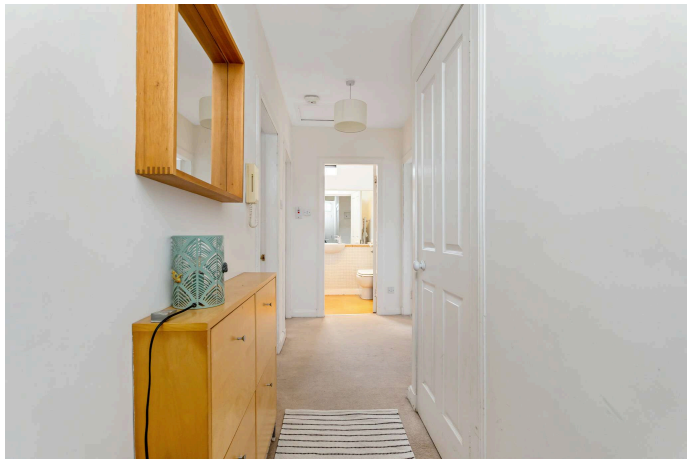
Extras

The blinds, oven, hob, washer/dryer, dishwasher and fridge/freezer are included. Additional items of furniture may be available by separate negotiation.

EPC Rating: E

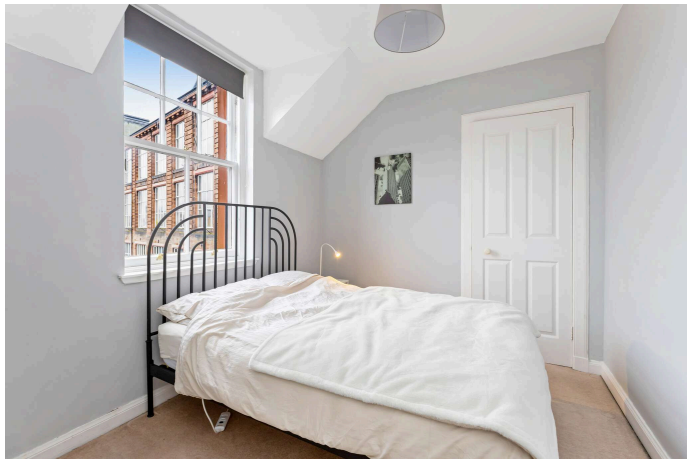
Price and Viewing

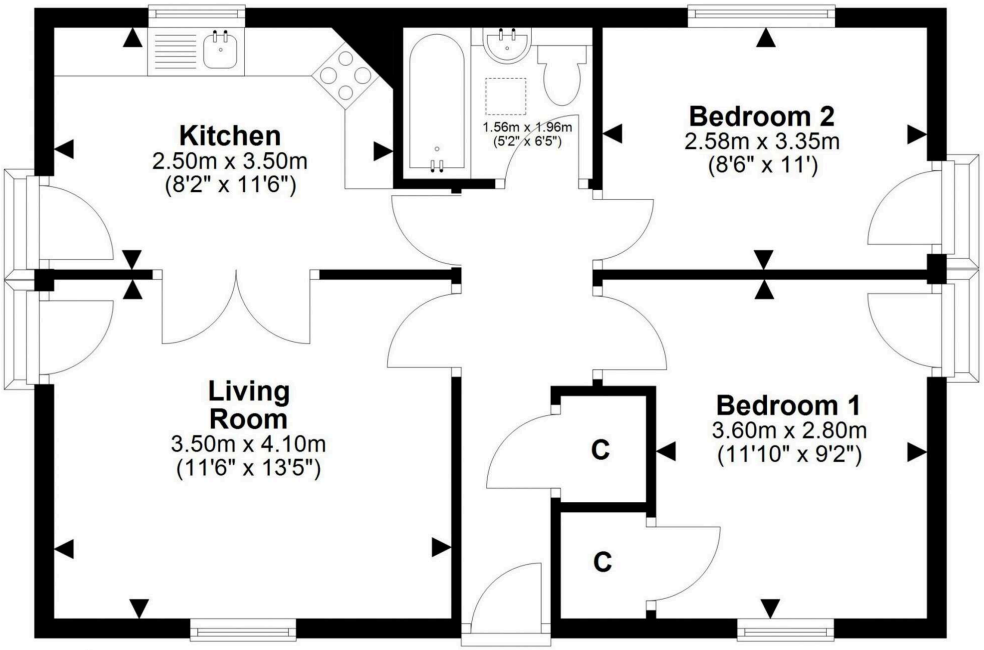
For price and viewing information or further details on this property please contact us on 0131 557 3188.



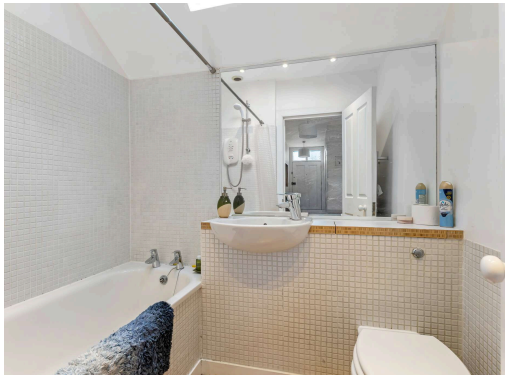
Location

The Grassmarket is to the south of the city centre on the edge of the Old Town close to Edinburgh Castle, an area that is steeped in history with stunning architecture and renowned museums and national art galleries. The historic Old town is a UNESCO World Heritage Site boasting a wealth of charm and character and offering all 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, fashionable bars, and boutiques. The property is conveniently located for many Edinburgh University buildings as well as many famous and historical places of interest including galleries, museums, and theatres. A we selection of bus services is available nearby giving access to most areas of the City. For commuters, Waverley Station is a short walk away and the city bypass is readily accessible and offers links to Edinburgh International Airport, the Forth Bridge and the central motorway network.





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.



Connor Malcolm

1 Inverleith Terrace
Edinburgh
EH3 5NS
T: 0131 557 3188
F: 0131 557 6561
www.connormalcolm.com

While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

espc