





'Charming and bright 2nd floor flat forming part of a 'B' Listed block, dating back to circa 1780, within the heart of the capital and close to Edinburgh University.'

Hallway with storage, front facing twin window lounge/dining room leading to open plan fitted kitchen, double bedroom to rear and modern shower room. Laminate flooring. White meter heating. Sash and case windows. Secure entry phone system. Ideal first time purchase or investment property.

West Nicolson Street, between Nicolson Street and Chapel Street, is ideally placed for those working or wishing to take full advantage of living within a cosmopolitan European Capital. The surrounding area has an abundance of amenities to meet everyday needs including localised shops, Tesco Metro, Lidl, delicatessens, banks, bistros and restaurants. Recreational needs are plentiful with the open space of the Meadows allowing for a wide range of outdoor pursuits. The Royal Commonwealth pool is also nearby as is Holyrood Park which provides 640 acres of dramatic parkland within the capital. It is also worth noting the close proximity to the main campus of Edinburgh University at George Square which is less than a few hundred yards away.

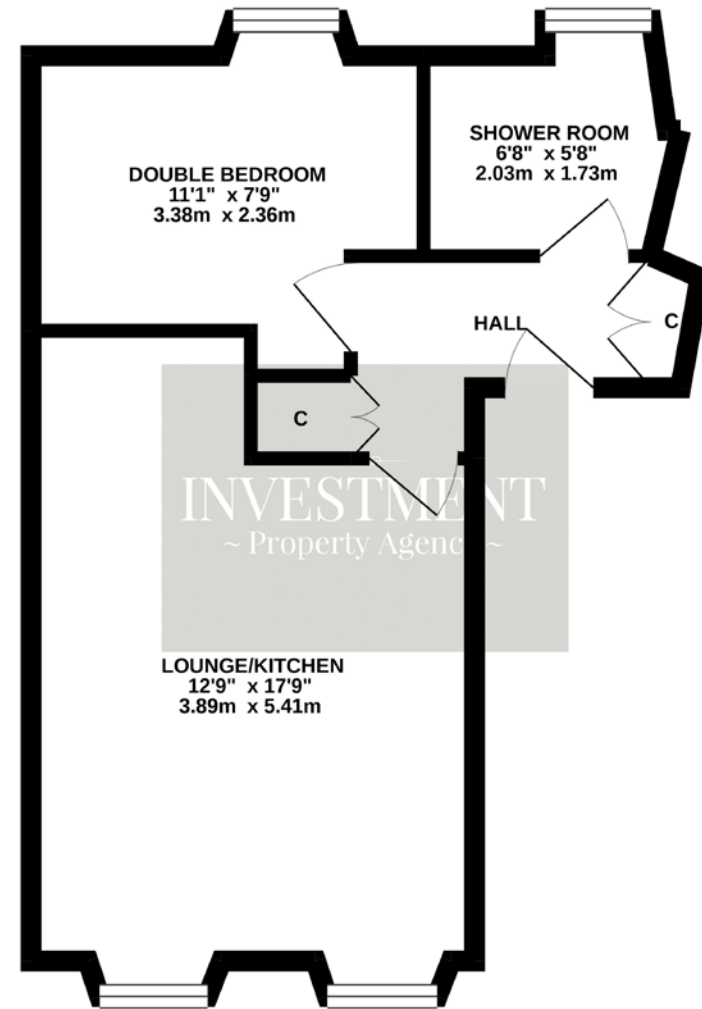
Energy Performance Rating

D





2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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