





*'Superb sized and evenly proportioned ground floor flat, within a popular city centre location, forming part of a traditional built Victorian tenement.'*

Hallway, lounge/dining room with double glazed window to front, kitchen, double bedroom to rear with utility cupboard and ensuite shower room plus W.C. off hallway. Original period features including cornicing, working window shutters and stripped floorboards. Gas central heating. Secure entry phone system. Shared garden to rear.

Tarvit Street, between Brougham Place and Home Street, is ideally placed for all the amenities and facilities available within the Capital. Within the immediate vicinity there are numerous independent shops, cafes, restaurants and bars along with a Sainsbury's Local, Tesco Express and Scotmid Co-operative. The King's, Traverse and Lyceum Theatres are all nearby along with the Cameo and Odeon Cinemas. Located adjacent to the open spaces of The Meadows and Brunstfield Links, it is also worth noting that a number of the capital's Universities are in close proximity. At the foot of Lothian Road lies Princes Street and a number of major tourist attractions including Princes Street Gardens and Edinburgh Castle are a short distance away. Major access roads and Haymarket Railway Station allow for ease of travel out with the city with a tram link running between Edinburgh International Airport and Newhaven.

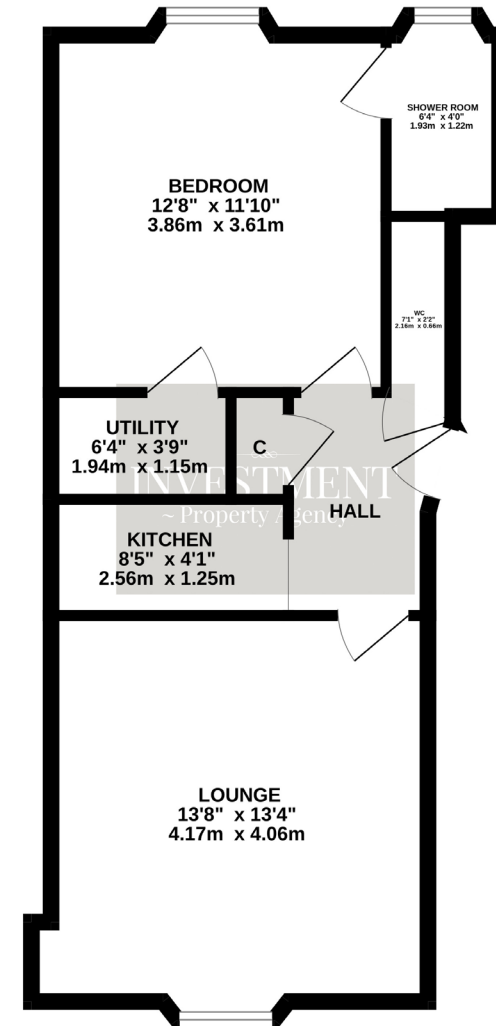
#### Energy Performance Rating

E





GROUND 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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