



SIMPSON & MARWICK

126/10 High Street
Old Town, EH1 1QS

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An outstanding 3 bedroom top floor apartment with balcony

- Sought after location
- Excellent rental potential
- Lift access
- South facing balcony
- Sitting room / dining room
- Kitchen / breakfast room
- Principle bedroom with ensuite shower room
- 2 further double bedrooms
- Bathroom
- Permit parking

Description

Located in the heart of Edinburgh's historic Old Town, this superb top floor apartment has all the amenities and attractions of the The Royal Mile on the door step. The property is attractively decorated, in turn-key condition and benefits from a south-facing balcony and lift access. The prime location this property enjoys makes it ideal as either a perfect pied-a-terre or rental investment with excellent local amenities including a superb choice of bars, restaurants, theatres and many other recreational opportunities all within close proximity. In addition, there are excellent transport links including frequent bus and tram services running between the city centre and Edinburgh's International Airport.



Location

The historic Old Town is a UNESCO World Heritage Site boasting a wealth of charm and character and offering all of 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 and fashionable bars. 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. Places of particular interest include Edinburgh Castle, the Royal Palace of Holyrood and the Scottish Parliament. The Grassmarket and Royal Mile areas of the Old Town offer a superb choice of speciality shops, fine restaurants, fashionable bars, coffee shops, delis and boutiques. Excellent recreational facilities can be found at The Royal Commonwealth Pool and pleasant walks can be enjoyed in the green open spaces of the Meadows, Holyrood Park and Arthur's Seat which are all very close by. A wide 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 Road Bridge and the central motorway network.

Fixtures and Fittings

All fitted floor coverings, fitted carpets, blinds, light fittings, hob, oven, fridge/freezer, dishwasher and washer/dryer are included in the sale price. Most items of furniture are available by separate negotiation.

Management

The building is managed by Trinity Factors.

EPC Rating F

Home Report

The Home Report is available to download from our website www.simpsonmarwick.com. The condition of the property and any material matter is disclosed in the Home Report.



Approx. Gross Internal Area
 1424 Sq Ft - 132.29 Sq M
 For identification only. Not to scale.
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