

13/5 King's Stables Road

Grassmarket, EH1 2JY

- Bright sitting room
- Kitchen/dining room
- Spacious double bedroom
- Bathroom
- Bright & well proportioned
- Popular & convenient location
- Close to the city centre
- Permit parking
- Gas central heating

Delightful 1 bedroom second floor flat located in the sought after area of the Grassmarket

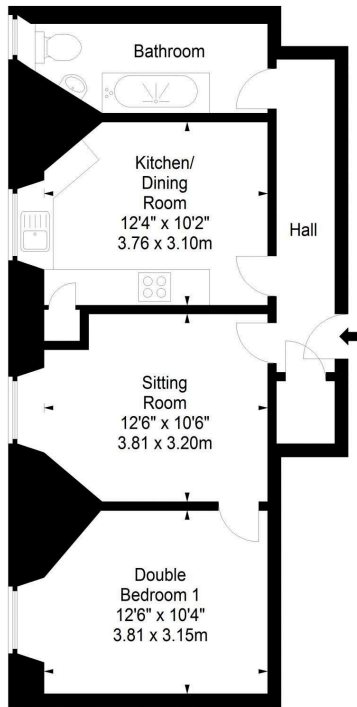
Description

13/5 King's Stables Road is a charming second floor flat located in the desirable and central area of Edinburgh's historic Grassmarket. The property forms part of a traditional building and lies within walking distance of all the amenities and attractions of the City Centre, Grassmarket and Old Town. The interior is bright and well proportioned throughout.

Location

The Grassmarket lies close to Edinburgh Castle, an area that is steeped in history with stunning architecture and renowned museums and national art galleries.

Approx. Gross Internal Area
570 Sq Ft - 52.95 Sq M
For identification only. Not to scale.
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Second Floor



The Grassmarket is host to many fine bars and restaurants and offers a unique way of life in the heart of Edinburgh's historic Old Town. The main shopping and commercial thoroughfares of Princes Street and George Street are within easy walking distance and include major high street retailers, fine restaurants, fashionable bars and boutiques. The location is also very convenient for Edinburgh's financial sector in and around Lothian Road, Edinburgh University and The Edinburgh College of Art is also nearby. 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.

Fixtures and Fittings

All fitted carpets, curtains, curtain poles, blinds, light fittings, cooker, dishwasher, fridge/freezer, washing machine and wardrobe in the bedroom are included in the sale price.

EPC Rating D

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.

Note: Interested parties should request their solicitor to note interest. The Seller is not bound to accept the highest or any offer. These particulars do not form part of any contract. The statements or plans are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested and no warranty is given as to their compliance with Regulations.