



Cowgate

55 2F Niddry Street
Edinburgh, EH1 1LG



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EPC Rating

Second floor flat

Offers over £339,000

- Entrance hall
- Livingroom/kitchen
- 2 double bedrooms
- 2 boxrooms
- Shower room
- Bathroom

- 'C' Listed
- Gas central heating
- Partial secondary glazing
- Excellent city centre location
- Recently renovated
- Permit parking
- Large cellar storage with potential for conversion subject to planning & consents



Viewing – by appointment
call Beveridge & Kellas
on 0131 554 6321



Viewing is highly recommended for this rare opportunity to purchase a charming apartment, pied-à-terre or buy-to-let investment in the heart of the historic Old Town. The Cowgate has a range of local bars, cafes and restaurants and is only a stone's throw away from the Royal Mile and the iconic attractions it has to offer. Holyrood Park is also within easy reach and offers wide open green spaces as well as the rugged Arthur's Seat and Salisbury Crags. The property is ideal for exploring the City with regular bus and tram services taking you further afield as well as quick and easy access to Waverley train station.

The "C" listed property has recently been renovated to a high standard, is in move in condition and in brief comprises; welcoming entrance hall with parquet flooring. The bright and light livingroom/kitchen is on the corner of the building and falls naturally into two separate areas. The livingroom has sanded and varnished floorboards and a decorative fireplace. The kitchen runs along one side and has a tiled floor, wall and base units, electric oven, induction hob, dishwasher and fridge all of which are to be included within the sale. There are double bedrooms, one to the front and another to the side both with secondary glazing and built in storage cupboards. There are 2 boxrooms one of which is currently used as a library/utility room with cupboards housing the automatic washing machine and the other offers excellent storage and could be used as a home office/study. The partially tiled shower room is internal and offers a double width shower enclosure with electric Mira shower, WC and sink with storage. The partially tiled internal bathroom has a 3-piece suite and a luxury bath with shower attachment off the taps completing this property.

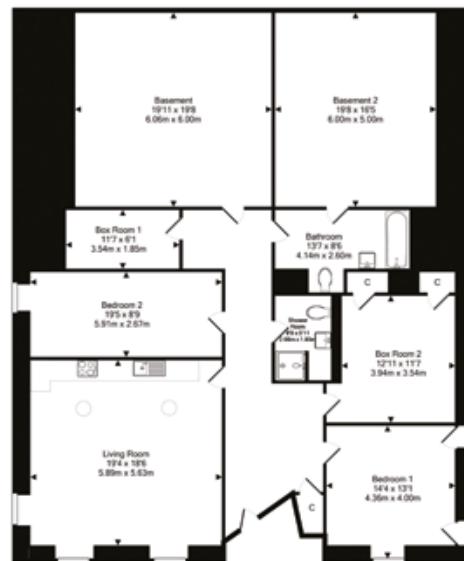
The property further benefits from two large cellar storage areas which could be converted subject to planning and approval.

What's included...

To include the aforementioned white goods (no warranties to be given) carpets curtains and blinds. Other items may be included subject to separate negotiation.

Offers

Offers over £339,000 are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.



We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

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None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.

