



Old Town

13A Blair Street
EH1 1QR



1



2



EPC Rating

First Floor Flat - Entryphone 13A

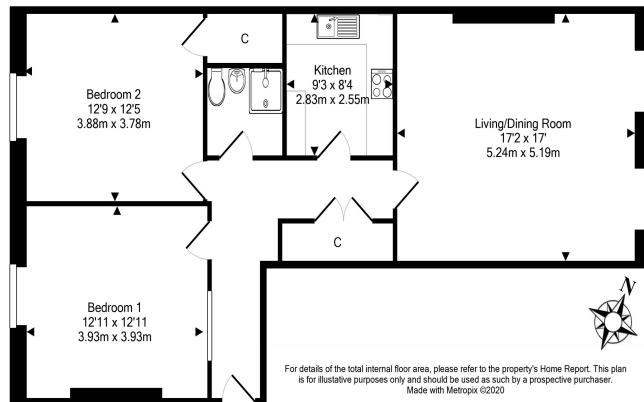
OFFERS OVER £292,000

- Entrance hall
- Lounge/diningroom
- Kitchen
- 2 double bedrooms
- Shower room

- Electric heating
- Partial double glazing
- Secure entryphone system
- Excellent City Centre location
- B listed building

Viewing by appointment call Beveridge & Kellas on 0131 554 6321





Viewing is highly recommended of this stylish and spacious 2 bedroomed first floor flat situated within a B listed building in the heart of the City Centre. The property is ideal as a buy-to-let investment or a pied-a-terre within the historic Old Town conservation area. 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 location of 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 property is a former holiday rental and has been maintained to a high standard and in brief comprises; 'L' shaped entrance hall with a large walk-in shelved storage cupboard. The bright and spacious double windowed lounge/diningroom is to the front with laminate flooring, decorative cornice and ceiling rose, working shutters and gas fire within a plain fireplace with tiled hearth. The internal kitchen offers a range of white high gloss wall and base units and integrated appliances including a fridge/freezer, stainless steel gas hob, oven, chimney style cooker hood, automatic washing machine and dishwasher. There are 2 generous double bedrooms to the rear one of which has a handy storage cupboard and a shower room with 3-piece suite and shower off the mains completing this property.

EXTRAS

To include the integrated white goods and tumble dryer in the hall cupboard (no warranties will be given) other items can be included subject to separate negotiation.

OFFERS

Offers Over £292,000 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.

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.



espc