



**45/4 Grassmarket
Edinburgh
EH1 2HS**



Fixed Price £160,000

Well presented bright first floor flat situated in the heart of Edinburgh's historic Old Town convenient for all city centre amenities. Spacious accommodation comprises entrance hall, lounge, large double bedroom, fitted kitchen and bathroom. Full gas central heating and double glazed. Entry phone system. Ample storage.

Viewing:

**Thursday 7 - 9 pm or by appointment telephone 0131 225 5957 or
07855869269**

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Description

The property comprises a bright and spacious first floor flat forming part of a traditional tenement block and situated in the heart of Edinburgh's historic Old Town with all city centre amenities close at hand. The well apportioned accommodation comprises entrance hall, livingroom with original feature fireplace, large double bedroom, well fitted kitchen and bathroom with shower. There is full gas central heating and double glazing. All rooms have laminate flooring except the kitchen and bathroom which have ceramic flooring. There is an entry phone system, well kept mutual drying green to the rear and ample storage throughout the flat. On street residential parking is available by way of permit on payment of the usual annual fee. In summary the property would make an ideal first time purchase and would also appeal to the investment buyer and early viewing is recommended to appreciate the level of accommodation on offer.

Location

The Grassmarket is situated in the heart of Edinburgh's historic Old Town with a wealth of character and charm and all the benefits a city centre has to offer with a wide range of amenities within walking distance including restaurants and bistros, retail outlets, theatres, art galleries and speciality shops. A short stroll past the boutiques of Victoria Street lead to the top of the Royal Mile and Edinburgh Castle. In the opposite direction King's Stables Road leads to Princes Street, the West End and Princes Street Gardens. Regular public transport services pass close by and travel to the city centre and many surrounding areas. Leisure and recreation facilities include Holyrood Palace, Dynamic Earth and Arthur's Seat. The MacDonald Holyrood Hotel has a sports club and swimming pool and is situated on Holyrood Road. Schooling in the area is well represented from Nursery to senior level both in the public and private sector.

Accommodation

Entrance Hall.

L Shaped entrance hall giving access to all rooms. Laminate flooring. Deep walk in cupboard with entry phone handset and further cupboard above housing electric meter. A second deep walk in storage cupboard houses the gas meter.

Livingroom



Approximately 17'7" x 10'9" and situated to the front over looking the Grassmarket. Two windows for plenty of natural light. Original feature fireplace. Laminate flooring. Two panel radiators. Central heating thermostat. Cable TV and Broadband points. Two double power points.

Bedroom



Approximately 14'7" x 10'4" and situated to the front of the property. A large double bedroom with attractive window shutters. Laminate flooring. Panel radiator. Two double power points.

Kitchen



Approximately 9'11" x 7'4" and situated to the rear of property. Fitted with a range of contemporary wall and base units with contrasting work tops and unit underlighting. One and half bowl stainless steel sink unit with mixer taps. Electrolux gas hob and electric oven. Stainless steel canopy extractor hood. Dishwasher with décor panel. Tiled splashback and ceramic tiled floor. Halogen tracked lighting. Plumbed for automatic washing machine.

Bathroom.



Approximately 7'1" x 4'3" and situated to the rear. Comprises white three piece suite with shower attachment to bath taps. Separate instant electric shower above bath with curtain and rail. Ceramic tiled floor. Stainless steel ladder style towel rail. Medicine cabinet. Three glass fronted wall mounted storage units



The above particulars are believed to be correct but are not warranted and will not form part of any contract of sale.

All measurements are approximate.