



8 (3F2), NORTH BANK STREET

OLD TOWN, EDINBURGH, EH1 2LP


warners
solicitors & estate agents

Outstanding and unique two bedroom third floor flat

with stunning views across the city located in the prestigious Old Town of Edinburgh.

- Hall
- Open plan Living/Dining/Kitchen
- Master bedroom with en suite
- Double bedroom
- Shower room
- Outstanding views
- Integrated music system
- Secure video entry system
- Gas central heating
- Permit zone parking

DESCRIPTION

A rare opportunity has arisen to acquire a stunning two bedroom apartment in the heart of Edinburgh's famous Old Town. The property, which commands outstanding views across the city and Fife, is immaculately presented throughout and has been finished to the highest standard. Situated at the top of the Mound, the property boasts period features in keeping with the building, however has a modern and stylish twist in its interior. The stylish accommodation comprises of hall with solid wood flooring and excellent storage, open plan living/dining/kitchen which maximises space and light for the entertainer whilst showing off the city in all its glory, master bedroom with fitted wardrobes and en suite, fully tiled bathroom with separate shower unit, further double bedroom with fitted wardrobe, shower room which can be accessed from the hall or second bedroom. Further benefits include music system fitted throughout the property, secure video entry system, gas central heating and permit zoned parking. Viewing is highly recommended to appreciate this fantastic property in the heart of Scotland's capital city.

SITUATION

The Royal Burgh of Edinburgh, is arguably Europe's finest and most beautiful capital City, famed for the quality of its architecture, art galleries and museums. This city is steeped in history, and enjoys an atmosphere which is cosmopolitan and yet quite unique. The compactness of the city, coupled with the wealth of tourist attractions, is a particular selling feature which has maintained the buoyancy of the property market in Edinburgh. The city continues to flourish as a bustling financial and administrative centre, with the international Festival being a major tourist attraction each summer. The rejuvenated Old Town district is justifiably one of Edinburgh's most highly sought after residential areas, incorporating the Royal Palace of Holyrood, the Scottish Parliament, the Dynamic Earth visitor attraction and the offices of the BBC. There is an extensive choice of shopping outlets in the vicinity, whilst recreational facilities are amongst the best the city has to offer. Schooling is well represented from nursery to senior level, both in the public and private sector. There are also a number of university buildings on hand for the more mature student. An efficient public transport network operates to most parts of the town and surrounding areas. The city by-pass and the main motorway network are also within easy reach. For those seeking an alternative method of transport, Waverly Station is just a short drive away, with Haymarket just a little further afield.



EPC RATING

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EXTRAS INCLUDED IN THE SALE

All fitted white goods, TV and sound system included in the sale. Please note there is no warranty given with these items.

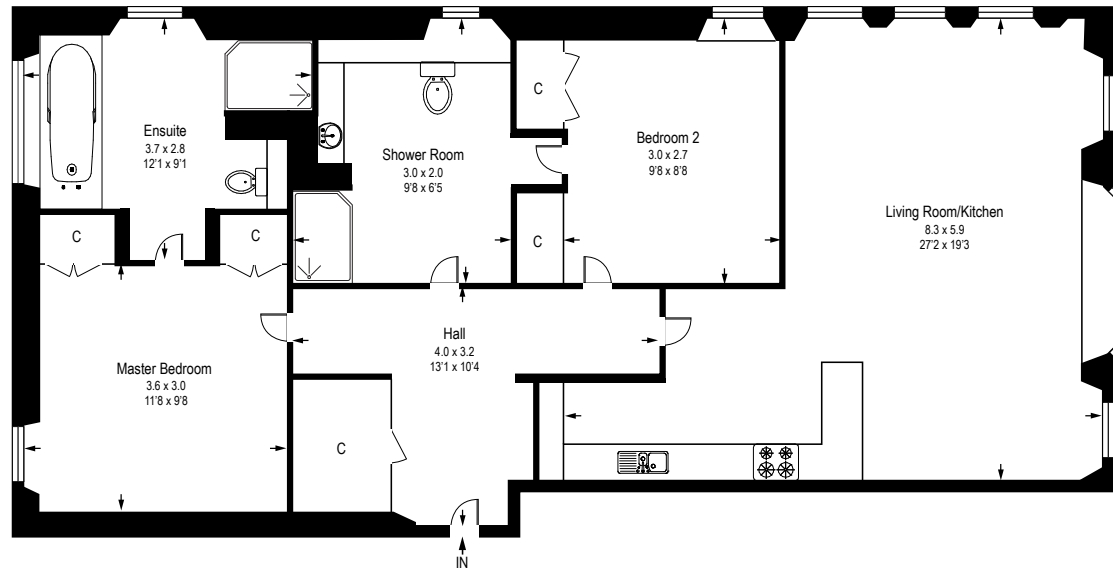
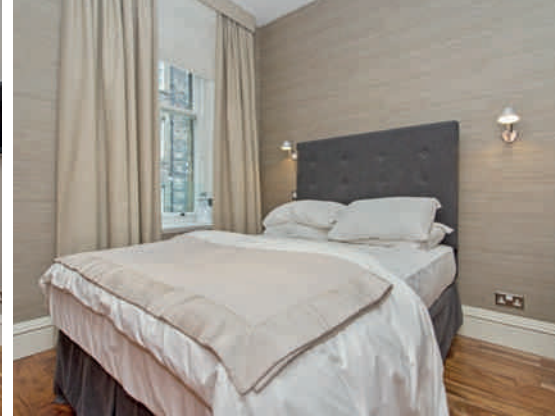
VIEWING

Thursday 6-8pm, Sunday 2-4pm or by appointment with Warners on 0131 667 0232.

See Floor Plan For Room Sizes

FIXED PRICE £410,000





Disclaimer:
This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them. All room dimensions taken through cupboard / wardrobes to wall surfaces where possible or to surfaces indicated by arrow heads.

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