

ALLINGHAM&CO

traditional values | modern practice

Telephone: 0131 447 9341

Email: property@allingham.co.uk



FLAT 8, CORDINER'S LAND, 70 WEST PORT, EDINBURGH EH1 2LF

1 BEDROOM | 1 BATH | EPC D

espc

Location

The property is located in the heart of Edinburgh's Old Town. Cordiner's Land is situated on the West Port an area steeped in history and the property lies a short walk from some of Edinburgh's most historic attractions including the Castle, Holyrood Palace and the Grassmarket. In the immediate area there are many restaurants, bars, cafes, boutiques and shops. There is an excellent public transport system.

Accommodation

- Reception Hall
- Lounge with kitchen off and views to Edinburgh Castle
- Fully fitted and equipped Kitchen
- Double Bedroom with astragal window to gardens
- Bathroom with three piece suite
- Electric heating

Home Report

Please visit: www.allingham.co.uk or www.espc.com

Price and Viewing

For price please visit espc.com or www.allingham.co.uk.

For viewing please telephone owner on 07739034611.

Open viewing Sunday 2-4 pm.



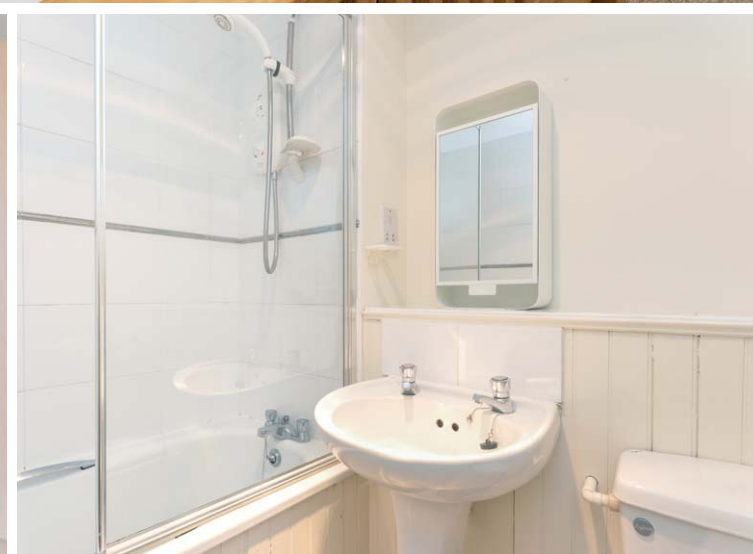


General

The property forms part of an historic Edinburgh tenement "Cordiner's Land" which lies on the West Port just up from the Grassmarket. This is an exceptionally well maintained tenement with secure entry and beautifully presented grounds. There is an active Residents Association maintaining the building and the grounds.

The entrance door opens onto the Reception Hall which immediately forms an excellent impression with its fresh decoration and panelled doors opening onto the accommodation. There are new fitted carpets throughout. The lounge features twin astragal windows looking out to Edinburgh Castle. The traditional timber panelling around the window has been retained. The kitchen area is fitted with a generous range of wall mounted and base units in a simple light Birch finish and equipped with stainless steel hob, oven, extractor, washing machine and fridge. There are complementary work surfaces with tiled splash-back and a traditional stripped timber floor.

The bedroom is quietly located to the rear with astragal window looking onto the beautiful gardens. There is a fitted carpet and two wardrobes/stores opening off. The bathroom is equipped with three piece suite in white comprising pedestal wash hand basin, WC and bath. There is an electric shower fitted over the bath with the splash-back areas tiled and the timber panelling retained to the walls.



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LOCAL PROPERTY CENTRES

MARCHMONT:

134 Marchmont Road, Edinburgh EH9 1AQ
TEL: 0131 447 9341

COLINTON:

9 - 15 Bridge Road, Edinburgh EH13 0LH
TEL: 0131 447 9341

BUCKSTONE:

4A Buckstone Terrace, Edinburgh EH10 6PZ
TEL: 0131 447 9341

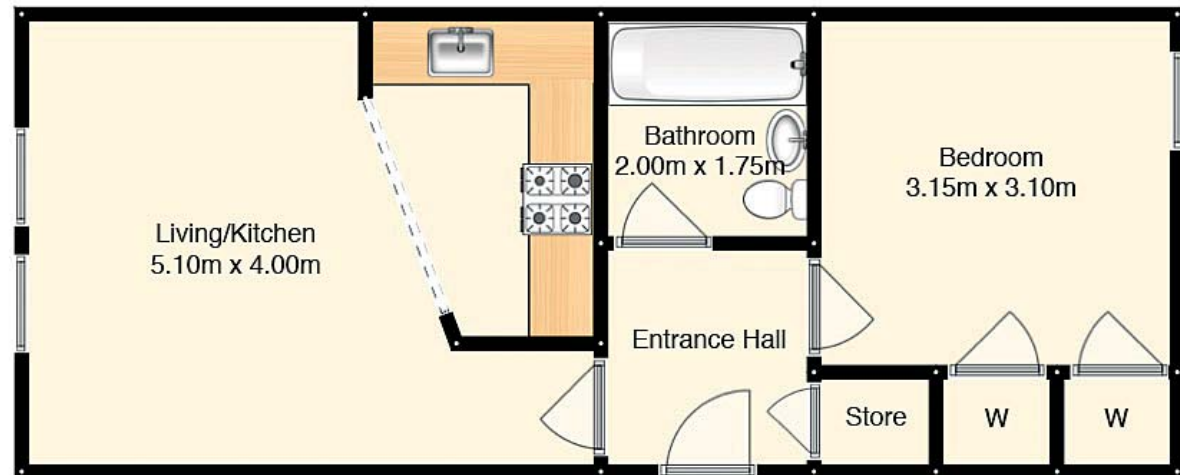
Fax Property – 0131 452 9383

Email Property – property@allingham.co.uk

DX 225 Edinburgh

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC



Approx
40.5m²

