



## 29/7 King's Stables Road

Grassmarket, EH1 2AP

- Open-plan sitting room/ kitchen
- Recessed double bedroom with built-in wardrobes
- Stylish modern shower room
- Bright & tastefully presented
- Contemporary fixtures & fittings
- Lift access
- Highly sought after, central location
- Permit parking
- Electric heating & double glazing
- EPC Rating C

Stunning, tastefully presented second floor studio apartment located in the Grassmarket

### Description

29/7 King's Stables Road is a stunning second floor studio apartment located in the desirable and central area of Edinburgh's historic Grassmarket. The property forms part of an impressive modern development and lies within walking distance of all the amenities and attractions of the City Centre, Grassmarket and Old Town.

The bright interior is stylish and tastefully presented and complemented by quality, contemporary fixtures and fittings.

### Management

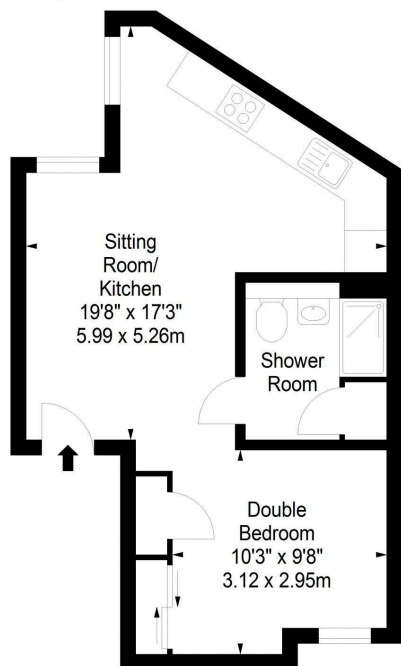
The development is factored and maintained by James Gibb.

SIMPSON & MARWICK

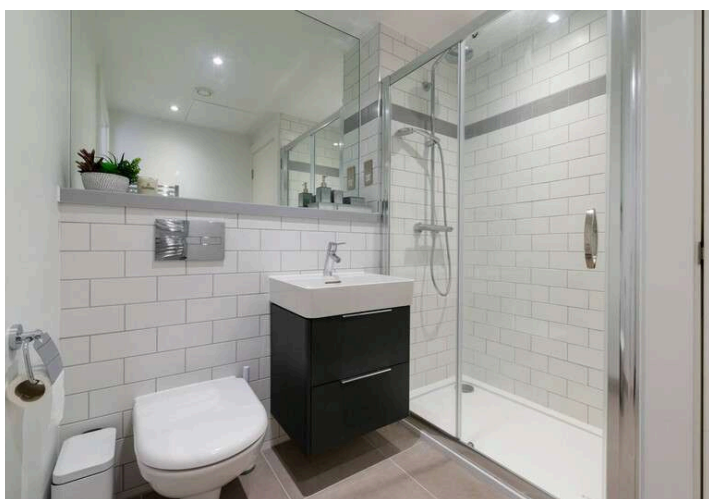
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0131 581 5700

Approx. Gross Internal Area  
385 Sq Ft - 35.77 Sq M  
For identification only. Not to scale.  
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Second Floor



## Location

The Grassmarket lies close to Edinburgh Castle, an area that is steeped in history with stunning architecture and renowned museums and national art galleries. The Grassmarket is host to many fine bars and restaurants and offers a unique way of life in the heart of Edinburgh's historic Old Town. The main shopping and commercial thoroughfares of Princes Street and George Street are within easy walking distance and include major high street retailers, fine restaurants, fashionable bars and boutiques. The location is also very convenient for Edinburgh's financial sector in and around Lothian Road, Edinburgh University and The Edinburgh College of Art is also nearby. A wide selection of bus services is available nearby giving access to most areas of the City. For commuters, Waverley Station is a short walk away.

## Fixtures and Fittings

All blinds, light fittings, hob, oven, extractor hood, microwave, fridge/freezer, dishwasher and washer/dryer are included in the sale price.

## Home Report

The Home Report is available to download from our website [www.simpsonmarwick.com](http://www.simpsonmarwick.com). The condition of the property and any material matter is disclosed in the Home Report.

Note: Interested parties should request their solicitor to note interest. The Seller is not bound to accept the highest or any offer. These particulars do not form part of any contract. The statements or plans are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested and no warranty is given as to their compliance with Regulations.