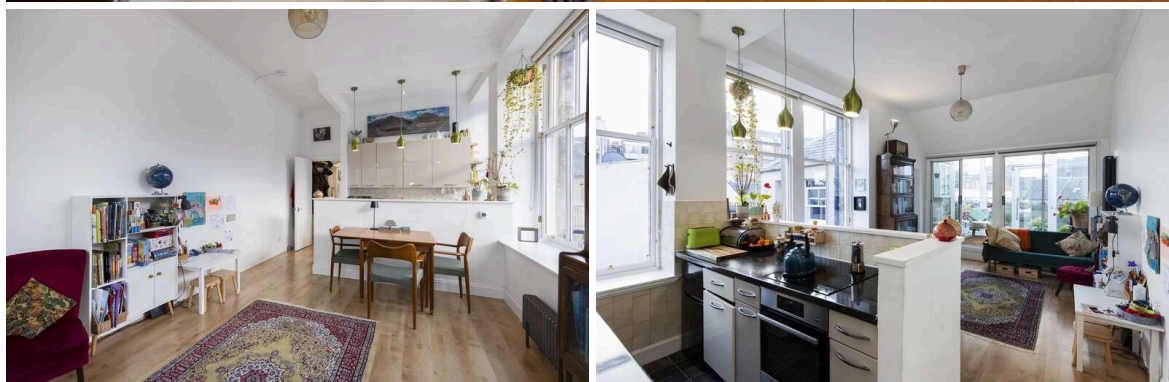




1B/28 Grassmarket
OLD TOWN | EDINBURGH | EH1 2HY

warners
solicitors & estate agents



1B/28 Grassmarket

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An extremely rare chance to purchase this beautiful three-bedroom top floor flat which has been tastefully styled and finished throughout and has stunning views of Edinburgh Castle. The property occupies a prime position with a private roof garden and is yet within the very heart of the popular and bustling Grassmarket where there are a number of delightful bars, bistros and restaurants, plus a variety of specialist shops. The property comprises an entrance hallway with storage, a bright and spacious kitchen living room that leads into a sunroom and further out onto a private roof terrace with views of the Castle. The fully fitted kitchen currently comprises an induction hob, oven and fan, two fridges, and has a dining area. The property also boasts three well proportioned bedrooms, two with built in storage, one with working shutters and completing the accommodation is the stylish bathroom with shower over a jacuzzi bath and a heated towel rail. Early viewing is highly recommended to avoid missing out.

- Top floor Three Bedroom Flat with Stunning views of Edinburgh Castle
- Welcoming entrance hall
- Bright and spacious Kitchen/living room
- Fully fitted kitchen
- Three well proportioned bedrooms, two with built in storage
- Bathroom with shower over Jacuzzi bath
- Central Grassmarket location
- Permit Parking
- Double glazed windows

Factoring fee: £100 per month, collected every quarter

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

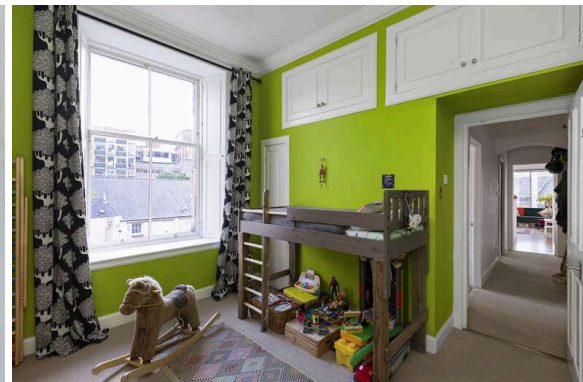


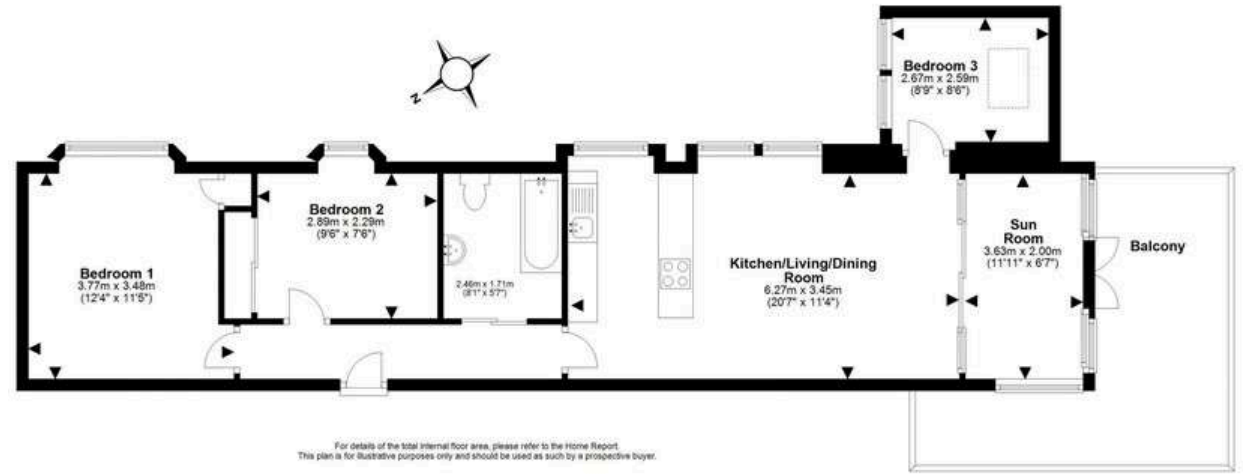
All integrated kitchen appliances, light fixtures, blinds, small black fridge, bathroom cupboard and hallway storage cupboards are included in the sale. In addition to this a different washer-dryer will be provided

EPC Rating E

Factoring fee: £100 per month, collected every quarter

The Grassmarket is set against the impressive backdrop of Edinburgh Castle, and forms the backbone of the medieval Old Town which is designated UNESCO World Heritage Site. Lying close to many of Edinburgh's commercial, cultural, civic and academic areas, most of the key City Centre amenities are within walking distance. Within the Grassmarket area there are a number of delightful bars, bistros and restaurants, plus a variety of specialist shops. Good local shopping can also be found at nearby Tollcross and Bruntsfield. There are many famous and historical places of interest including galleries, museums, theatres, along with the major hub of Edinburgh's International & Fringe Festivals in August. The location is ideal for those connected to Edinburgh University and Edinburgh Art College, and an excellent public transport network operates to most parts of Edinburgh.





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