



2f3, 99 St Leonards Street, Edinburgh, EH8 9QY

Light & Well-Presented, One-Bedroom, Second Floor Flat

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Property Description

Light and well-presented, one-bedroom, second-floor flat, forming part of a traditional stone-built tenement. Conveniently located in the vibrant Pleasance area, just south of Edinburgh city centre.

Comprises an entrance hall, a living/dining room, a kitchen, a double bedroom, a WC and a shower room.

Rarely available with superb direct views to Arthur's Seat and the Craggs, offering an ideal starter home or buy-to-let opportunity, ideally placed for the city centre and universities.

Features include a fitted kitchen with appliances, varnished wood floors, sash and case window, and gas central heating.

In addition, there is a secure entry system, a large shared garden, zoned parking on the surrounding streets and the open spaces of Holyrood Park close by.

A welcoming entrance hall gives access throughout and features a secured entry handset; whilst varnished original wood flooring continues into the lounge and bedroom. A good-sized public room includes a fitted storage cupboard housing the central heating system, a tall slimline radiator, and a central pendant light fitting.

Set internally, the kitchen includes fitted units and worktops with matching upstands, a sink with a drainer, a washing machine, a fridge/freezer and a cooker unit with a gas hob.

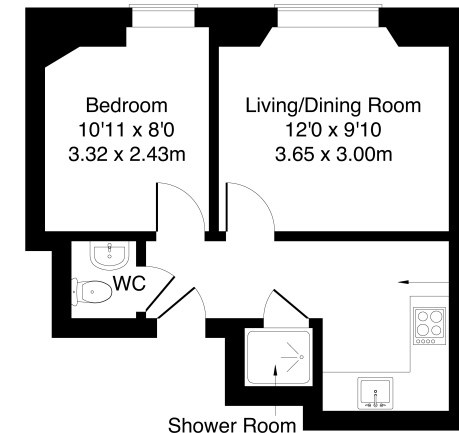
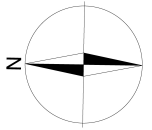
A bright double bedroom has superb views, period cornice work and a central pendant light fitting. Completing the accommodation, set internally are a separate WC with a two-piece suite; and a shower room with a modern shower unit and contemporary wall panelling.



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Approximate Gross Internal Area: (334 sq ft - 31 sq m.)

Kitchen
8'1 x 6'5
2.47 x 1.95m

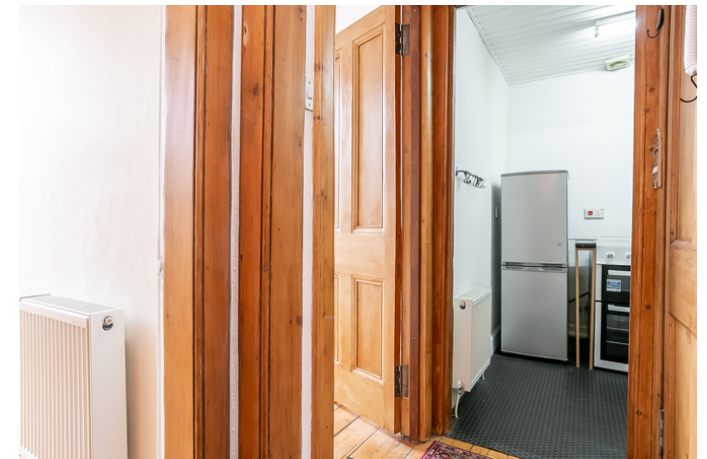


Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

The Pleasance has a vibrant location bordering St. Leonards, Newington, the Old Town/Cowgate and Holyrood. There is a wealth of local amenities in the immediate area, including a variety of specialist shops, bars, restaurants, and cafés, with the Royal Mile offering furthermore. A convenient location for Edinburgh University, the Scottish Parliament, and the Royal Commonwealth Pool, with The iconic Edinburgh Castle, St. Giles Cathedral, the

Grassmarket, the Scottish Parliament, Holyrood Park, Arthur's Seat, The Meadows and Blackford Hill are all within a short radius. Princes Street and George Street offer all the major shopping expected of a major city and are easily accessible on foot, as are the central travel hubs of Waverley Railway Station and St Andrew's Square for onward travel.





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