



lindsays

177/6 Pleasance
Old Town, EH8 9BU

"A well proportioned first floor flat which is situated in sought after and popular residential area"

- Secure shared entrance
- Hall
- Sitting room
- Separate kitchen with window
- Double bedroom
- Bathroom
- Gas central heating
- Excellent local amenities

EPC Rating B

OFFERS OVER £155,000



Description

A well proportioned first floor flat which is situated in sought after and popular residential area, which is within walking distance of excellent local amenities. The property would now benefit from some modernisation and offers excellent potential. In brief accommodation comprises: secure shared entrance; hall; sitting room; separate kitchen with window; double bedroom and bathroom.

Please note that no warranty will be given for the systems and appliances – they are sold as seen.

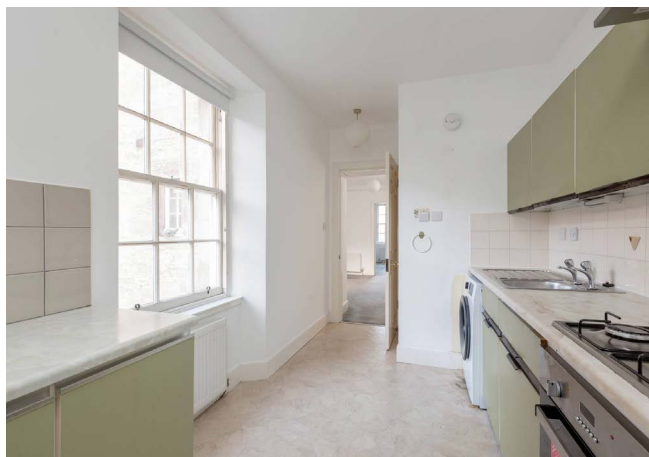
Area

The Old Town district is one of Edinburgh's most sought after residential areas, boasting a wealth of charm and character and incorporating the Royal Palace of Holyrood, the Scottish Parliament, Dynamic Earth visitor centre and Arthur's Seat. It has all the benefits of city centre living with a wide range of amenities within comfortable walking distance, including Princes Street. There is extensive shopping all around to suit everyday requirements and beyond, and recreational facilities are numerous with theatres, cinemas, restaurants and bars all close by. An efficient public transport network operates to most parts of the town, and beyond to surrounding areas. The city by-pass and the main motorway network are also within easy reach, and Waverley railway station is just a short distance away.

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Viewing

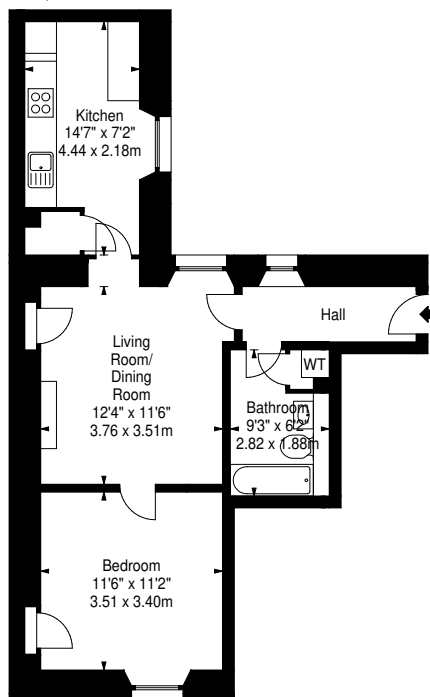
by appointment contact Lindsays on 0131 229 4040



Pleasance,
Edinburgh,
Midlothian, EH8 9RU



Approx. Gross Internal Area
525 Sq Ft - 48.77 Sq M
For identification only. Not to scale.
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First Floor

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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.