



2 (5F1), Burnet's Close

Edinburgh, EH1 1QU



2



1



1



60sqm

EPC

C

AS Anderson
Strathern

2 (5F1) Burnet's Close

Edinburgh, EH1 1QU

The property is strictly sold as seen

Forming part of a characterful Category B listed building dating from around 1800, this top floor flat enjoys a superb position on the historic Royal Mile. The property is accessed via a communal stair and offers well proportioned accommodation extending to approximately 60 sqm.

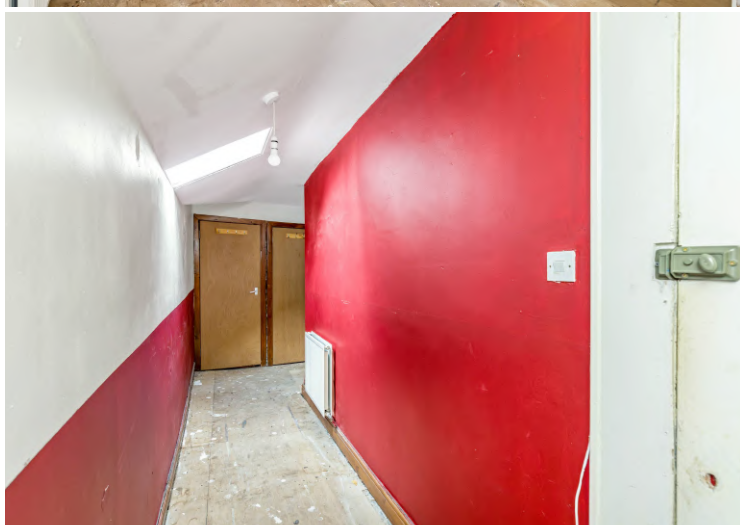
The accommodation comprises an entrance hall, a bright open plan living room and kitchen, two bedrooms, and a bathroom. The living space provides ample room for both seating and dining, making it well suited to modern living and entertaining. From the windows, there are attractive rooftop views across the surrounding Old Town skyline, taking in the characterful architecture and historic setting for which the area is renowned. The second bedroom offers flexibility and could function equally well as a home office, study, or guest room, depending on individual requirements.

While the property would now benefit from a programme of modernisation and upgrading, it presents an excellent opportunity for purchasers to create a bespoke home tailored to their own tastes and requirements. The flat benefits from replacement sash and case double glazed windows and gas fired central heating. Positioned on the top floor, it enjoys an elevated outlook and a notable sense of privacy.

Property features

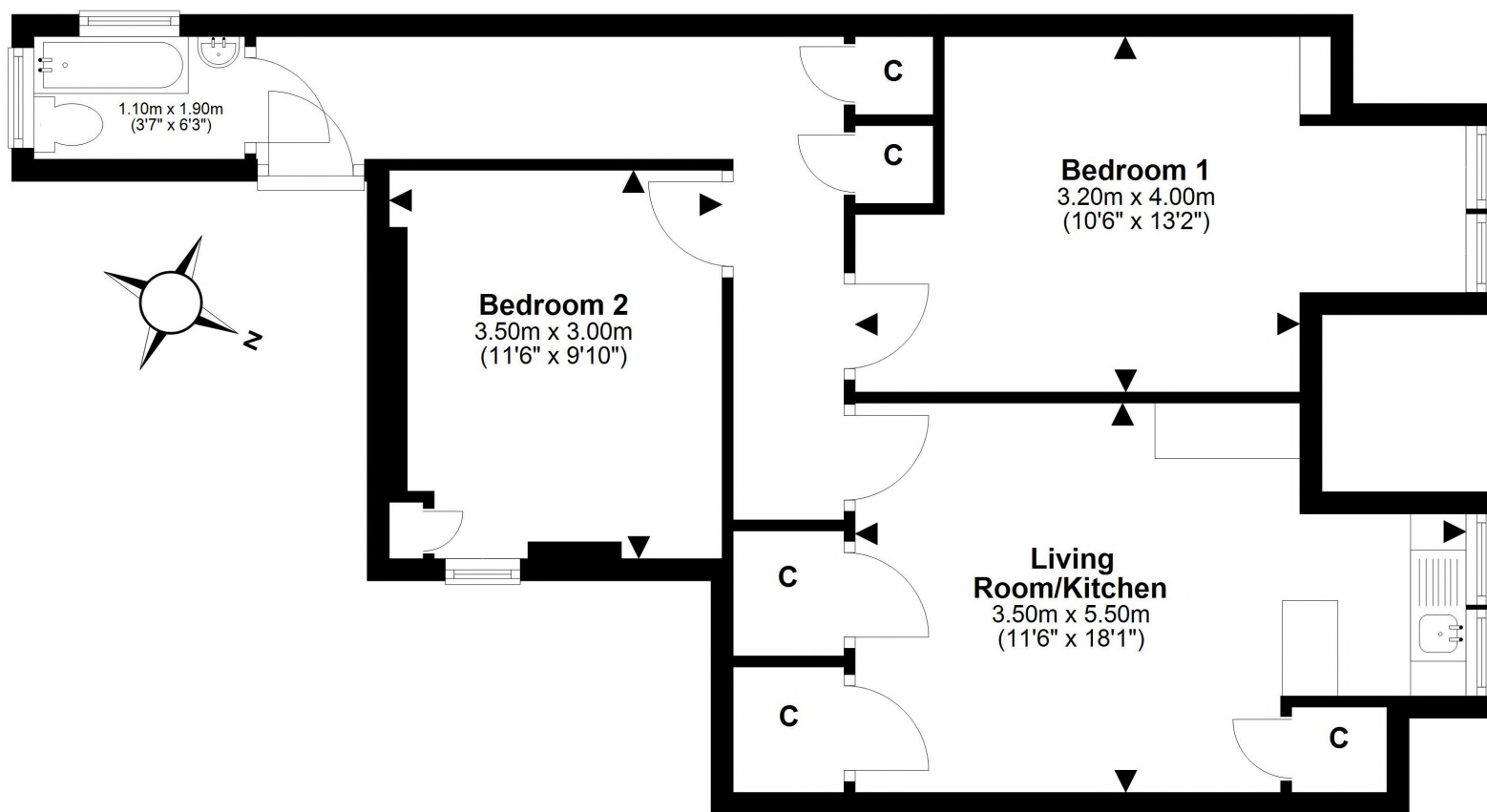
- Modernisation required
- Double glazing
- Gas central heating
- Spacious rooms
- Flexible layout
- Good storage
- Fabulous views





Location

The historic Old Town is a UNESCO World Heritage Site boasting a wealth of charm and character and offering all of the benefits of city centre living. The main shopping and commercial thoroughfares of Princes Street and George Street are within comfortable walking distance and include major high street retailers, fine restaurants and fashionable bars. The property is conveniently located for many Edinburgh University buildings as well as many famous and historical places of interest. The Grassmarket and Royal Mile areas of the Old Town offer a superb choice of speciality shops, fine restaurants, fashionable bars, coffee shops, delis and boutiques. 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.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.

Extras

The items included in the sale of the property are the carpets, fitted floor coverings, integrated and free standing appliances, light fittings and fixtures. The seller will not warrant the working order of any appliances, systems or services.

Council Tax band D

Any offers should be submitted to residential@andersonstrathern.co.uk

Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.

espc

Edinburgh
58 Morrison St
EH3 8BP
0131 270 7777

Glasgow
50 George Sq
G2 1EH
0141 242 6060

Haddington
14 Court St
EH41 3JA
01620 824 016

Lerwick
Nordhus,
Business Park
ZE1 0LZ
01595 695 262

Kirkwall
N8 Laing
Street
KW15 1NW
07484 906 800

AS Anderson Strathern
residential@andersonstrathern.co.uk