

SIMPSON & MARWICK



13 3F1 Jeffrey Street, Canongate, Edinburgh, EH1 1DR



EPC: C
Council Tax C

Characterful two-bedroom third floor flat in the heart of Edinburgh's historic Old Town, moments from the Royal Mile.



- Two-bedroom flat
- Traditional stone-built tenement
- Historic Old Town location
- Moments from the Royal Mile
- Two Bright, well-proportioned double bedrooms
- High ceilings and decorative cornicing
- Traditional fireplace and timber flooring
- Sash-style window
- Neutral décor
- High-speed fibre broadband
- Well-maintained communal stair
- Excellent city centre location
- Close to Waverley Station, Princes Street and St James Quarter
- Convenient for Edinburgh University and Festival venues
- Ideal city home, pied-à-terre or rental investment

We are pleased to offer for sale this two-bedroom flat, set within a handsome traditional stone-built tenement on vibrant Jeffrey Street, in the heart of Edinburgh's historic Old Town.

The property enjoys a highly desirable central position, just moments from the Royal Mile, with the city's cultural attractions, shops, restaurants, bars and excellent transport links all within easy walking distance. The well-maintained communal stair retains traditional character and provides access to the flat.

Internally, the accommodation offers two bright and well-proportioned double bedrooms featuring high ceilings with traditional features, timber flooring and sash-style windows. Presented in neutral tones, the rooms are currently arranged with freestanding bedroom furniture, making the property well suited to city living, pied-à-terre use or rental investment. There is a large storage room in the larger bedroom with 2 wardrobes and drawer space.

The Kitchen/Living/Dining space is generous and offers an array of options for configuration. The space has a stunning view to the rear of the property overlooking gardens. The kitchen is fully equipped with gas hob, fan oven and fitted appliances.

The shower room in the property is modern and comes fitted with a mains shower. Adjacent to the shower room is the utility space where the washing machine and tumble dryer are located, making the most of the space on offer.

The property's setting is a particular highlight, with Jeffrey Street connecting the Royal Mile with the Waverley area. Edinburgh Waverley Station, Princes Street, St James Quarter, Calton Hill and Holyrood Park are all within convenient reach.

Viewing is highly recommended to appreciate the character, location and excellent potential this centrally located property has to offer.

Location

Jeffrey Street lies within Edinburgh's iconic Old Town, one of the city's most sought-after and characterful locations. The property is ideally placed for the Royal Mile, North Bridge, Waverley Station and the city centre, with a superb range of cafés, restaurants, bars, shops and cultural venues nearby.

The area is also well positioned for Edinburgh University, Festival venues, Princes Street Gardens, Calton Hill and Holyrood Park, making it a highly convenient base for professionals, students, investors and those seeking a central Edinburgh home.

Viewing Details

By appointment contact Simpson & Marwick

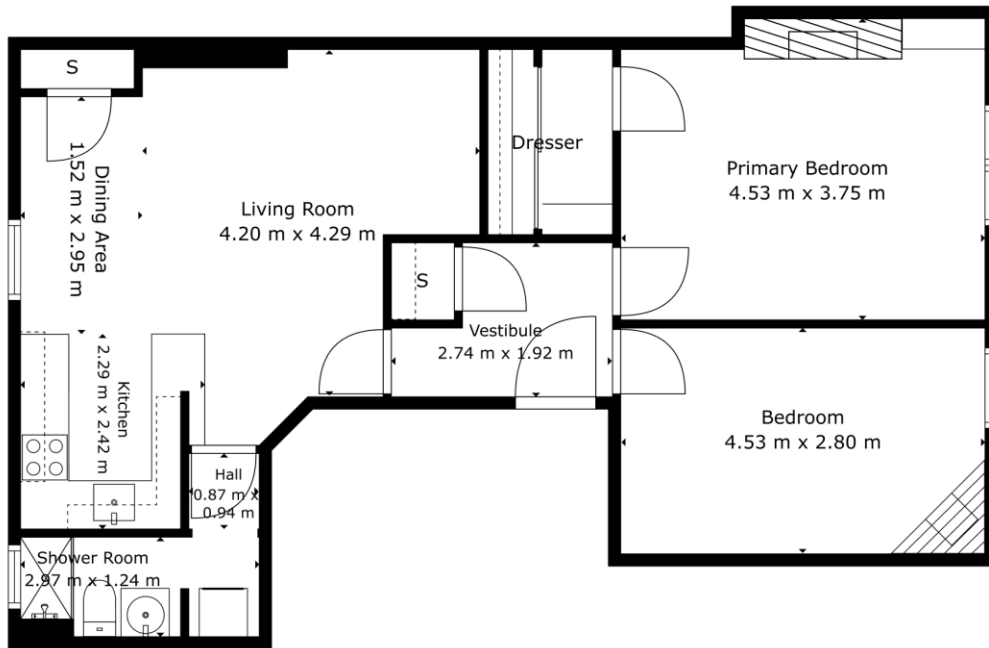


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13 (3F1) Jeffrey Street
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Approx. Gross Internal Area:
753.474 Sq Ft (70 Sq M)

For Identification purposes only. Not to scale.



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