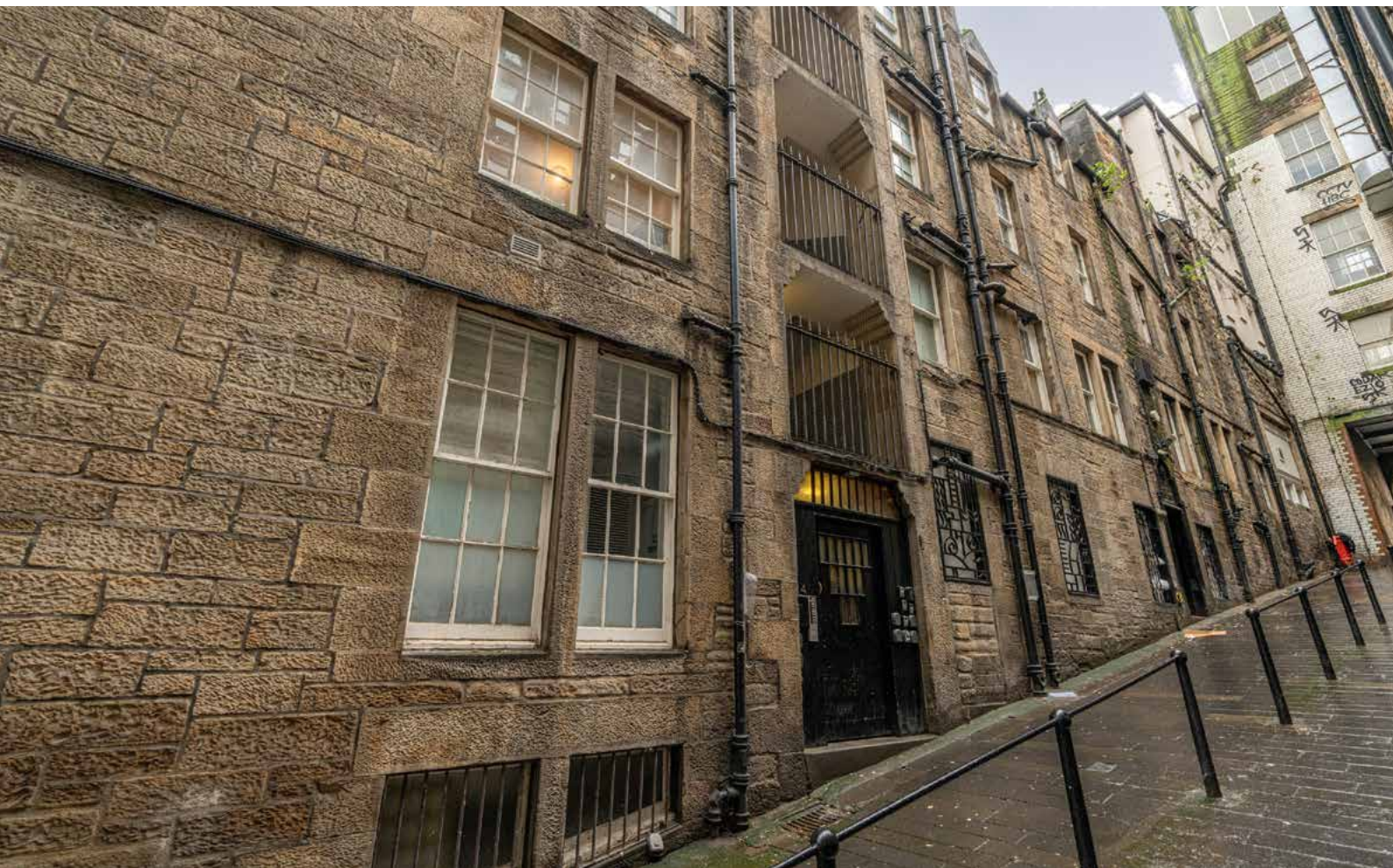




4/1 Carrubber's Close,
135 High Street, Edinburgh, EH1 1SJ



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Offering bright and spacious accommodation is this lovely lower ground floor flat. Located in the sought after Old Town of Edinburgh, the property forms part of a traditional tenement building.

The accommodation includes an entrance hallway and lounge which has twin windows to the rear and shelved alcove with cupboard below. The kitchen/ diner has window to the front and is fitted with a range of modern base and wall units with the oven, hob, hood and fridge to remain. There are two double bedrooms and completing the accommodation is the shower room with cupboard fitted with a two piece white suite with shower compartment.

Externally, there is a shared courtyard to the rear.

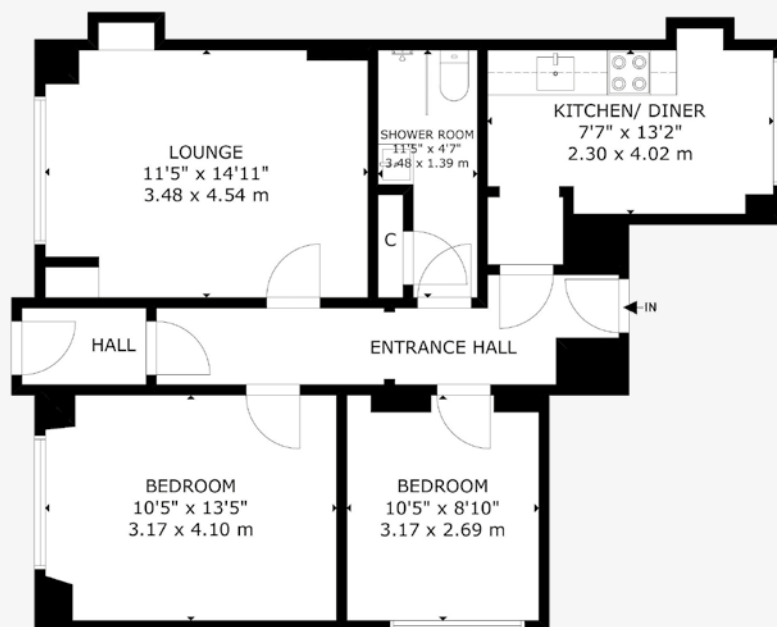
The furniture/contents are to be included in the sale price.

Early internal viewing of this lovely home is essential to fully appreciate the good sized accommodation on offer in this fantastic location.

Area Description

The Old Town is situated within the heart of Edinburgh and is a UNESCO World Heritage Site protecting the striking historic buildings. Located within walking distance to many of the city centres landmarks including The Royal Mile and The Grassmarket where there are a range of shops, bars and restaurants. There is a vast array of tourist attractions within the area including the Scottish Parliament, Dynamic Earth, Edinburgh Castle and Arthur's Seat. The property is within the catchment area for James Gillespie's High School. Regular bus and tram services are available throughout the city whilst road links provide access to the city and to the City Bypass ideal for the daily commuter along with nearby Waverley Train Station.





Accommodation

Lounge:	3.48m x 4.55m	(11'5" x 14'11")
Kitchen/Diner:	2.3m x 4.01m	(7'7" x 13'2")
Bedroom 1:	3.18m x 4.1m	(10'5" x 13'5")
Bedroom 2:	3.18m x 2.7m	(10'5" x 8'10")
Shower Room:	3.48m x 1.4m	(11'5" x 4'7")

Note

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. **Made with Metropix copyright 2011.**

For more information or to register your interest, please contact:

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Agent's Note

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. **Any services**, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor.

Fixtures & fittings. All fixtures and fittings mentioned in these particulars are included in the sale. All others in the property are specifically excluded. **Photographs:** Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.



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