



55/7, Buccleuch Street, Edinburgh, EH8 9LS

Well-Presented, One-Bedroom, Dual-Aspect, Forth-Floor Flat

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Property Description

Well-presented, one-bedroom, dual-aspect, fourth-floor flat, set within a charming traditional stone-built tenement. Conveniently located in the vibrant Southside area, just south of Edinburgh city centre.

Comprises an entrance hall, living room, kitchen, a double bedroom, and a bathroom.

Features a modern bathroom suite, a contemporary fitted kitchen with appliances, and good storage provision, including built-in wardrobes for the bedroom. Additional features include uPVC double-glazed windows and gas central heating, providing improved energy efficiency and year-round comfort.

A welcoming entrance hall provides access to the majority of the accommodation and benefits from a large walk-in storage cupboard, offering excellent practicality. Set to the front of the property, the generously proportioned living room enjoys a desirable south-west-facing aspect, with twin windows allowing an abundance of natural light to fill the space. Further features include a central light fitting, plain coving, an Edinburgh press with shelving, and a fireplace. To the rear, the kitchen is fitted with modern units, complementary worktops and a tiled splashback. Additional features include a sink with drainer, useful storage space, and an integrated gas hob and oven.

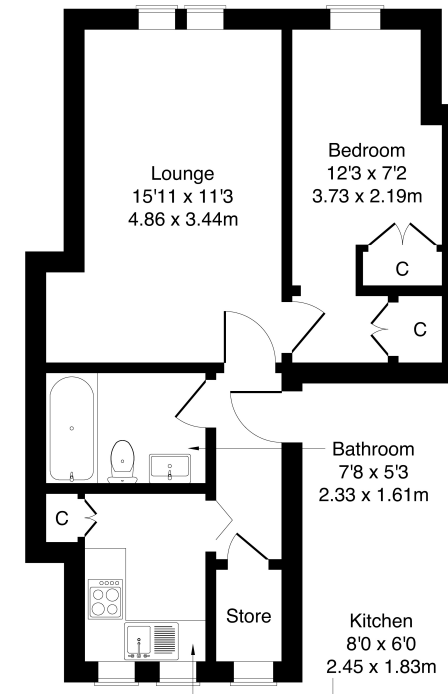
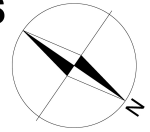
The well-proportioned double bedroom is accessed from the living room and benefits from two built-in wardrobes, providing excellent storage. The bedroom has light décor and laminate flooring. Completing the accommodation, the modern bathroom is fitted with a three-piece suite, comprising a bath with a rainfall shower over, tiled splashback walls and a ladder-style radiator.

Ideally located for easy access to the city centre and university campuses, with a wide range of local amenities nearby, this property is an excellent choice for first-time buyers and investors alike.



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Approximate Gross Internal Area: (431 sq ft - 40 sq m.)



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

Area Description

Southside enjoys a vibrant location bordering St. Leonards, Newington, the Old Town/Cowgate, and Holyrood. The area offers a wide variety of local amenities, including specialist shops, bars, restaurants, and cafés. It is well placed for convenient access to Edinburgh University, the Royal Infirmary, the Scottish Parliament, and the Royal Commonwealth Pool. Residents can take

advantage of extensive open recreational spaces nearby, including Holyrood Park, Blackford Hill, and The Meadows. Approximately a mile south, Cameron Toll Shopping Centre provides a Sainsbury's superstore, while all the major high-street retailers and lively atmosphere of Edinburgh city centre are easily reachable on foot.





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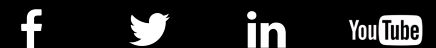
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