



5/1 Greyfriars Place
OLD TOWN | EDINBURGH | EH1 2QQ

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solicitors & estate agents



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An excellent opportunity to acquire a well-presented two-bedroom first floor flat, ideally positioned in the heart of Edinburgh's iconic Old Town, directly opposite the famous Greyfriars Bobby statue.

Enjoying an enviable central location, this charming property offers the perfect combination of comfortable city living and historic surroundings, with an exceptional variety of shops, caf s, bars, restaurants and cultural attractions right on the doorstep.

The accommodation comprises a welcoming entrance hallway, a bright and generously proportioned living room, two well-sized bedrooms, a fitted kitchen and a bathroom. The kitchen enjoys a particularly charming outlook over the historic Greyfriars Kirkyard, providing a unique connection to Edinburgh's rich heritage.

The property is well presented throughout, offering comfortable and versatile accommodation that will appeal to a wide range of purchasers, including first-time buyers, professionals, those seeking a city centre home or investors looking for a property in a highly desirable location.

- Well-presented two-bedroom first floor flat
- Prime location in Edinburgh's historic Old Town
- Directly opposite the iconic Greyfriars Bobby statue
- Kitchen overlooking picturesque Greyfriars Kirkyard
- Excellent selection of shops, bars and restaurants on the doorstep
- Ideal for first-time buyers, professionals and investors

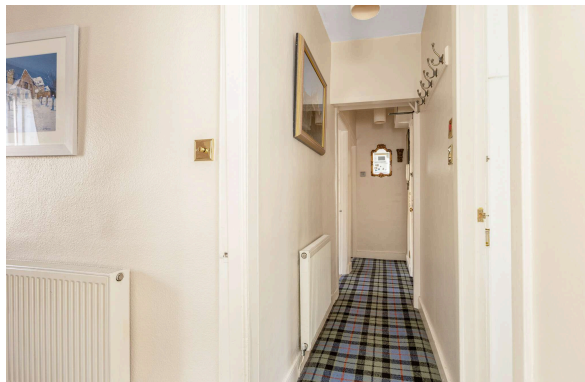
Energy rating C, Council tax band D. There is no factor associated with this property.

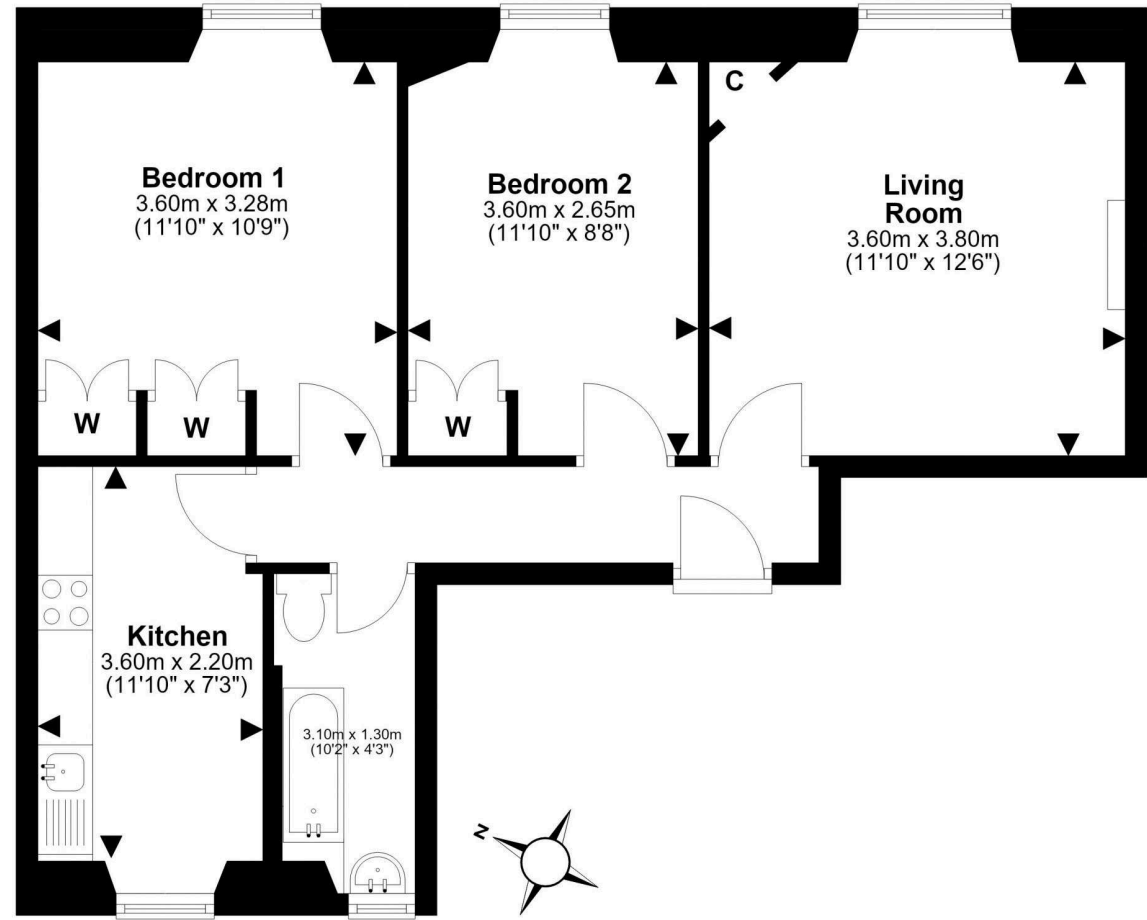
Extras included in this sale will be fridge freezer, gas oven/hob, washing machine, curtains and blinds. Table and chairs in the kitchen, the two single beds, large chest of drawers in the twin room, the double bed, all bedside drawers and sofas can also be included in the sale.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The Royal Burgh of Edinburgh is arguably Europe's finest and most beautiful capital City, famed for the quality of its architecture, art galleries and museums. This city is steeped in history and enjoys an atmosphere which is cosmopolitan and yet quite unique. The Old Town is a most highly sought after location, close to Royal Palace of Holyrood, the Scottish Parliament and the Dynamic Earth visitor attraction. There is an extensive choice of specialist shops, bars and eateries in the vicinity, whilst nearby Holyrood Park and Arthur's Seat allow for pleasant walks and fabulous views. For the mature student, there are a number of university buildings within easy walking distance. An efficient public transport network operates to most parts of the town and surrounding areas, with Edinburgh's Waverley Station only a short walk away. Just a little further on from Waverley is the tramline linking the Airport with Newhaven, via the City Centre. The city bypass and the main motorway network are also within easy reach.





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.