

10/2 Blair Street

OLD TOWN, EDINBURGH, EH1 1QR



*BEAUTIFULLY RENOVATED TWO BEDROOM FIRST FLOOR
FLAT IN THE HEART OF EDINBURGH'S OLD TOWN*



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McEwan Fraser Legal is delighted to present to the market this beautifully renovated two-bedroom first-floor flat, ideally situated on Blair Street in the heart of Edinburgh's historic Old Town. Finished to a high standard throughout, this impressive property combines stylish contemporary interiors with attractive period proportions, making it an excellent opportunity for first-time buyers, professionals or investors seeking a genuine turnkey property in a highly sought-after city centre location.

The property offers bright and welcoming accommodation, with excellent room proportions and high ceilings throughout, creating a wonderful sense of space and character. The light grey décor provides a fresh, neutral backdrop, complementing the contemporary finish and allowing the new owner to move straight in and enjoy their surroundings.

The Property



The brand new kitchen has been finished to a high standard, offering a modern and practical space for everyday living. The newly installed bathroom continues the contemporary feel, with stylish fittings and a fresh finish that complements the overall presentation of the property.



There are two well-proportioned bedrooms, providing comfortable accommodation and flexibility for guests, home working or additional storage. The generous proportions throughout make excellent use of the available space, while the neutral décor creates a bright and cohesive feel from room to room.

Further benefits include a secure entry system, providing additional peace of mind, and a lift within the building, offering convenient access to the first floor.

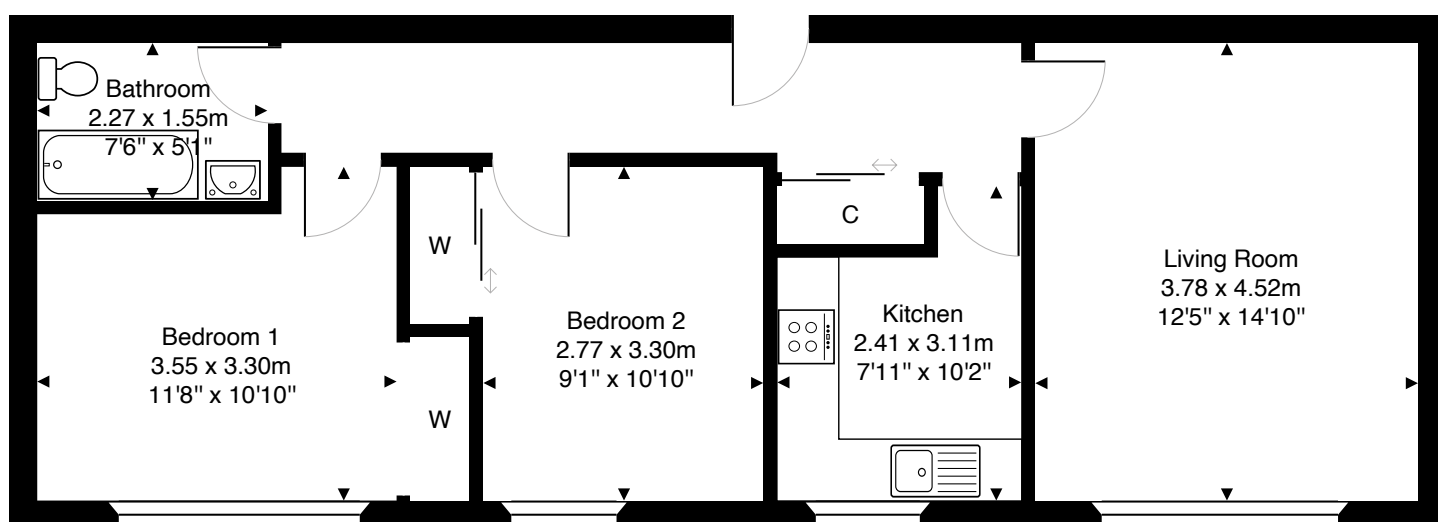




Bedroom 2







Gross internal floor area (m²): 60m²

EPC Rating: E

Floor Plan



Blair Street enjoys an enviable position in the heart of Edinburgh's Old Town, surrounded by the city's rich history, iconic architecture, independent shops, cafés, restaurants and cultural attractions. Edinburgh Waverley station, the Royal Mile and a wide range of city centre amenities are all within easy reach, making this an ideal base for enjoying everything the capital has to offer.

Beautifully renovated throughout and ready for immediate occupation, this is a superb opportunity to acquire a stylish two-bedroom flat in one of Edinburgh's most distinctive and desirable locations. Whether you are looking for your first home, a city centre base or an attractive investment opportunity, early viewing is highly recommended.

The Property





The Old Town boasts a wealth of charm and character and offers all of the benefits of City Centre living. The main shopping and commercial thoroughfares of Princes Street, The historic Royal Mile 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 the Universities of Edinburgh, Napier, Heriot-Watt, Queen Margaret, the Art College, and the Edinburgh central business district, as well as many famous and historical places of interest including galleries, museums, theatres and the new Scottish Parliament.

Excellent recreational facilities can be found at Princess Street Gardens overlooked by the flat, The Royal Commonwealth Pool and Sports Centre and pleasant walks can be enjoyed in Holyrood Park which is very close by. A wide selection of bus services are available nearby giving access to most areas of the City. For commuters, Waverley Station is a short walk away and the City Bypass is readily accessible and offers links to the A1, M8, M9, M90, the Forth Road Bridge and Edinburgh International Airport.

The Location

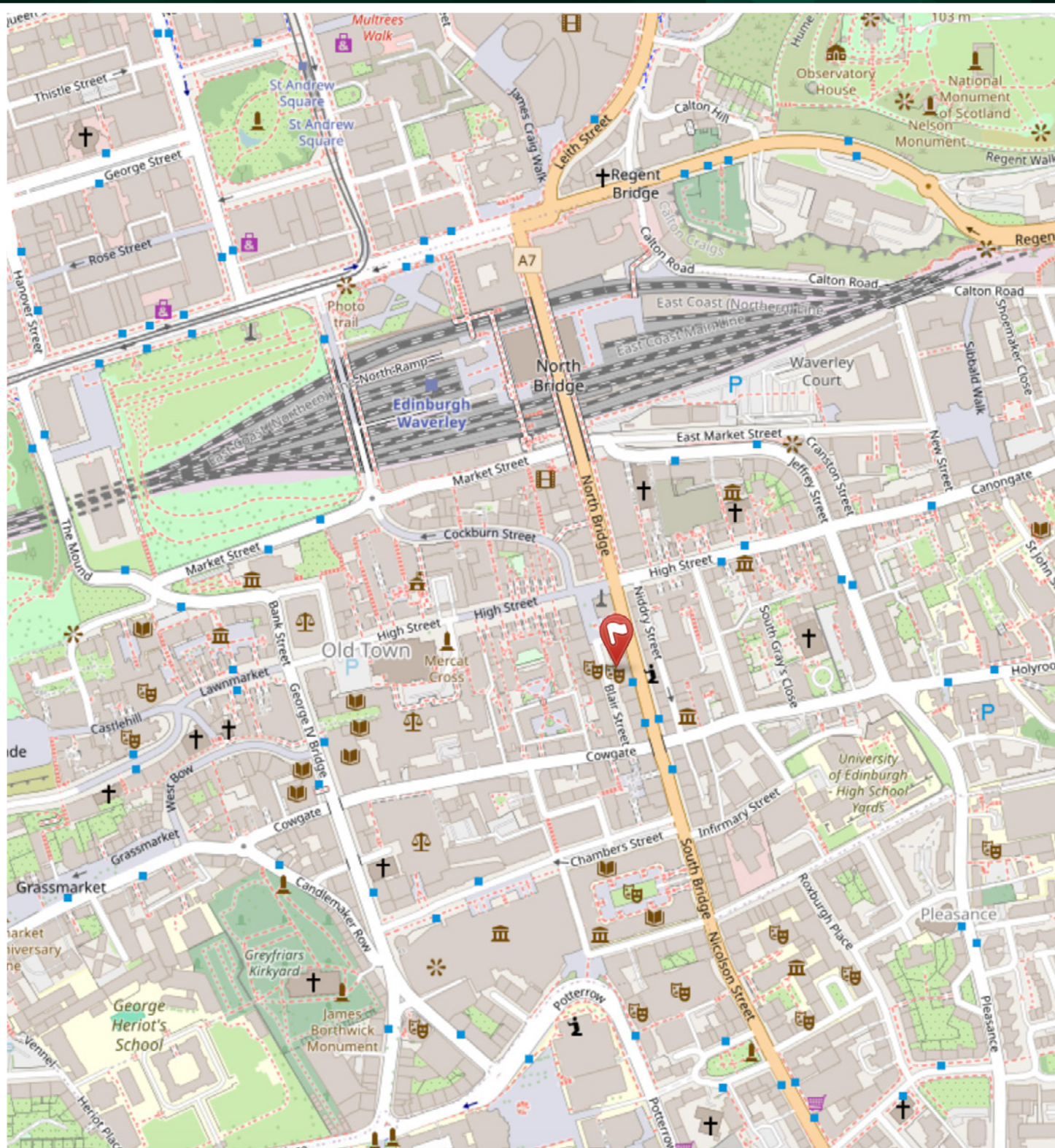


Image credit: <http://www.openstreetmap.org/>

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Part
Exchange
Available



THE SUNDAY TIMES
THE TIMES



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