



# 29 Flat 9 Blair Street

Old Town, Edinburgh, EH1 1QR



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## Excellent opportunity to acquire a rarely available 2 bedrooms apartment in a central location

- Spacious sitting/dining room
- Bedroom 1 with built in wardrobes
- Quietly positioned bedroom 2
- Well-equipped kitchen
- Modern shower room
- Excellent central location
- Freshly decorated throughout
- Secure entry system
- On-street permit parking
- Electric heating

Offers Over: **£270,000**



Further information can be found in the home report.

## About the Property

A bright and spacious 3rd floor apartment with 2 double bedrooms close to the centre of the city, within the historic Old Town conservation area.

The accommodation is accessed via a secure entry system and the stairs is well-maintained. On entering the apartment, it is impressively bright front to rear and it has been recently redecorated throughout. The twin-windowed sitting room is spacious with a dining recess and there are 2 double bedrooms both quietly positioned to the rear of the building. The kitchen is well-equipped and the modern shower room is in good order.

This property needs to be viewed to be fully appreciated, it is most suited to professionals, first-time buyers or investors in search of a centrally located apartment, early viewing is highly recommended.

## Extras

All fitted floor coverings, blinds, light fittings and integrated - oven, electric hob, extractor hood along with free standing fridge & washing machine are included in the sale.

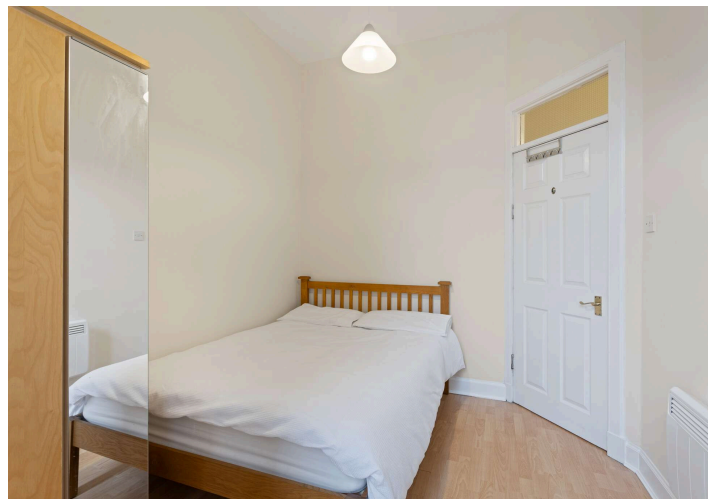




## 📍 Location

The historic Old Town is a UNESCO World Heritage Site boasting a wealth of charm and character with all the benefits of city centre living. The main shopping and commercial thoroughfares of Princes Street and George Street are within comfortable walking distance which include major high street retailers and the St James Quarter.

The property is conveniently located for many Edinburgh University buildings, the Scottish Parliament as well as many famous and historical places of interest. The Royal Mile area of the Old Town offers a superb choice of specialty shops, fine restaurants, fashionable bars and coffee shops. Regular bus services are close to hand and for commuters Waverley Station is a short walk away.

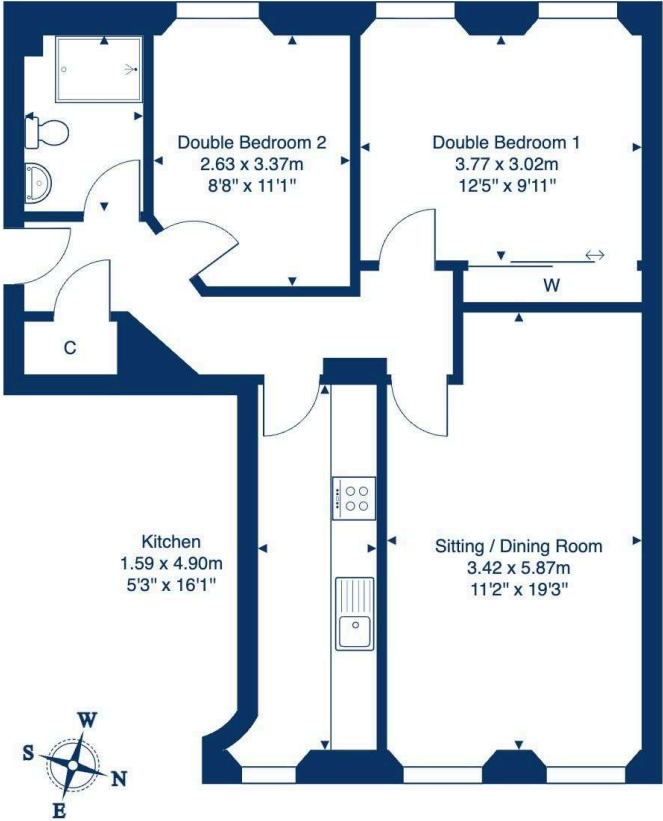




# Floor Plan

29/9 Blair Street, Edinburgh, EH1 1QR

Shower Room  
1.59 x 2.36m  
5'3" x 7'9"



Third Floor

Total Area: 63.7 m<sup>2</sup> ... 686 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



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