RALPH SAYER
SOLICITORS & ESTATE AGENTS

# 323 Websters Land

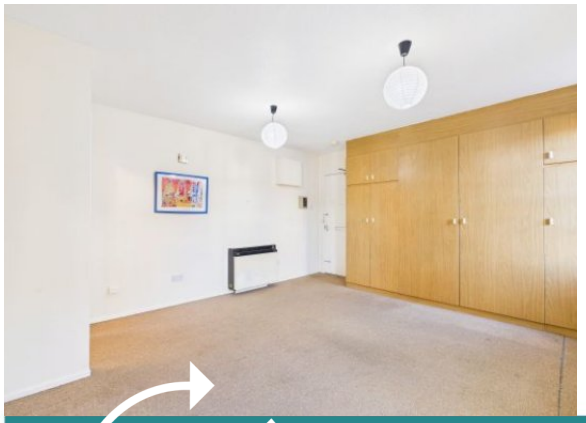
Grassmarket, Edinburgh, EH1 2RU

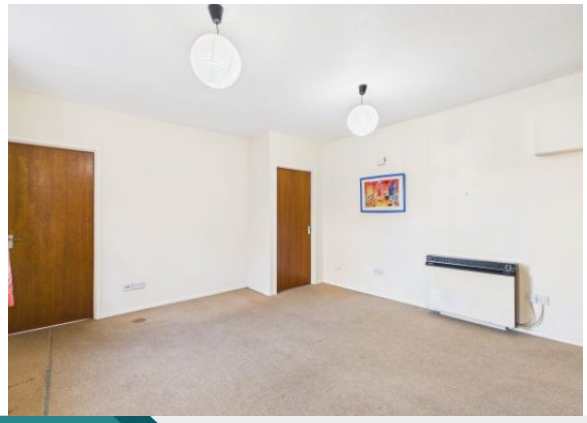
# 323 Websters Land

Set in the heart of the Grassmarket, this traditional ground-floor studio flat offers an exceptional city-centre base with a memorable outlook towards Edinburgh Castle. Enjoying one of the capital's most historic and vibrant settings, the property is ideally placed for a superb range of cafés, restaurants, shops, cultural attractions and transport links, making it an appealing choice for first-time buyers, investors and those seeking a pied-à-terre. The flat offers a practical all-on-one-level layout, with an entrance hall and storage leading to a bright studio room with fitted wardrobes, a kitchen and a bathroom. Electric heating and sash and case glazing are in place, while paid on-street parking is available nearby.
Extras: All fitted floor and window coverings, light fittings, and integrated appliances are included.

## Features

- Traditional ground-floor studio flat in the heart of Grassmarket
- Iconic outlook towards Edinburgh Castle
- Exciting scope for cosmetic upgrading
- Secure shared entry
- Bright studio room with fitted wardrobes and a convenient murphy bed
- Well-appointed fitted kitchen
- Bathroom with three-piece suite
- Electric heating and sash & case glazing
- Secure bike storage
- Factor: Trinity Factors - £800 per annum





360 Click here for a virtual tour

Let us help you find your next
dream property!

RALPH SAYER
SOLICITORS & ESTATE AGENTS

property@ralphsayer.com
0131 225 5567
www.ralphsayer.com

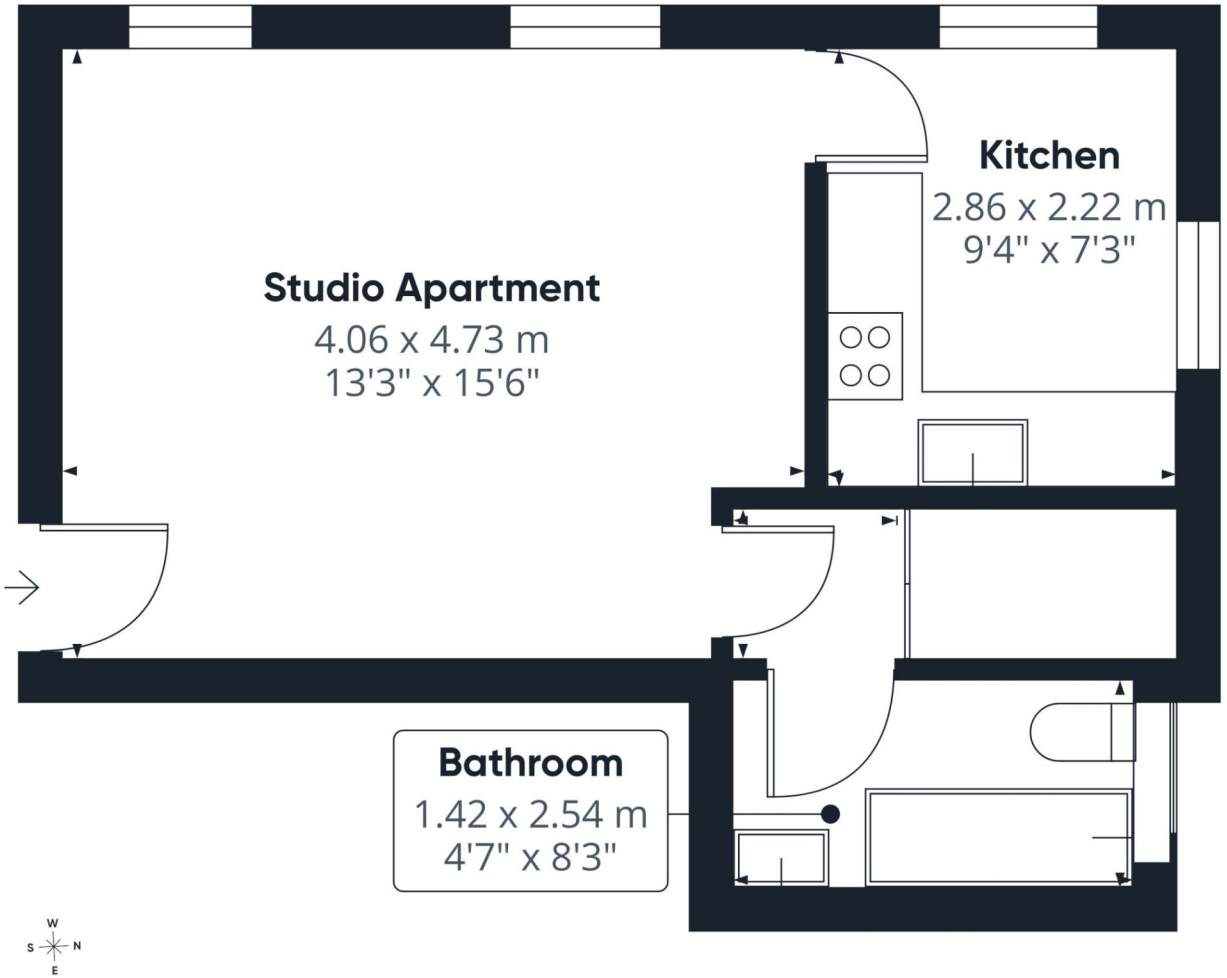
Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP

espc CHARTERED FIRM

Zoopla.co.uk rightmove OnTheMarket.com

DISCLAIMER
Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

# Floorplan




RALPH SAYER
SOLICITORS & ESTATE AGENTS

Approximate total area(1)
31.9 m²
343 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

PROPERTY STUDIOS

| Council Tax Band: | EPC Band: | Home Report Value: |
|---|---|---|
| B | D | £165000 |