McEwan Fraser Legal
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PLEASANCE, EDINBURGH, EH8 9SN



BRIGHT AND SPACIOUS ONE BEDROOM FLAT WITH STUNNING VIEWS OF ARTHUR'S SEAT



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Presenting this bright and spacious one-bedroom flat, ideally situated within the highly desirable Pleasance area of Edinburgh. Enjoying direct views towards the iconic Arthur's Seat, the property offers well-proportioned accommodation, neutral interiors and a fantastic central location, making it an excellent opportunity for first-time buyers, professionals or investors alike.

Upon entering, you are welcomed into a bright and spacious hallway, finished with crisp white decor, traditional wood-effect flooring and matching internal doors throughout, creating a fresh and cohesive feel. The hallway provides access to the main living accommodation.

The generously proportioned lounge offers a comfortable and versatile space for both relaxing and entertaining. Finished in neutral tones, the room benefits from two large windows that allow an abundance of natural light to fill the space. The layout provides ample room for freestanding furniture, creating an inviting setting for everyday living.

The Property





Adjoining the lounge, the practical and well-appointed kitchen features a range of white wall and base units complemented by wood-effect trim and tiled splashbacks. The kitchen is equipped with a stainless steel sink and drainer, four-burner gas hob with extractor hood and built-in oven, alongside dedicated space for a washing machine. A large window provides natural light, while the fitted cabinetry offers useful storage and preparation space.













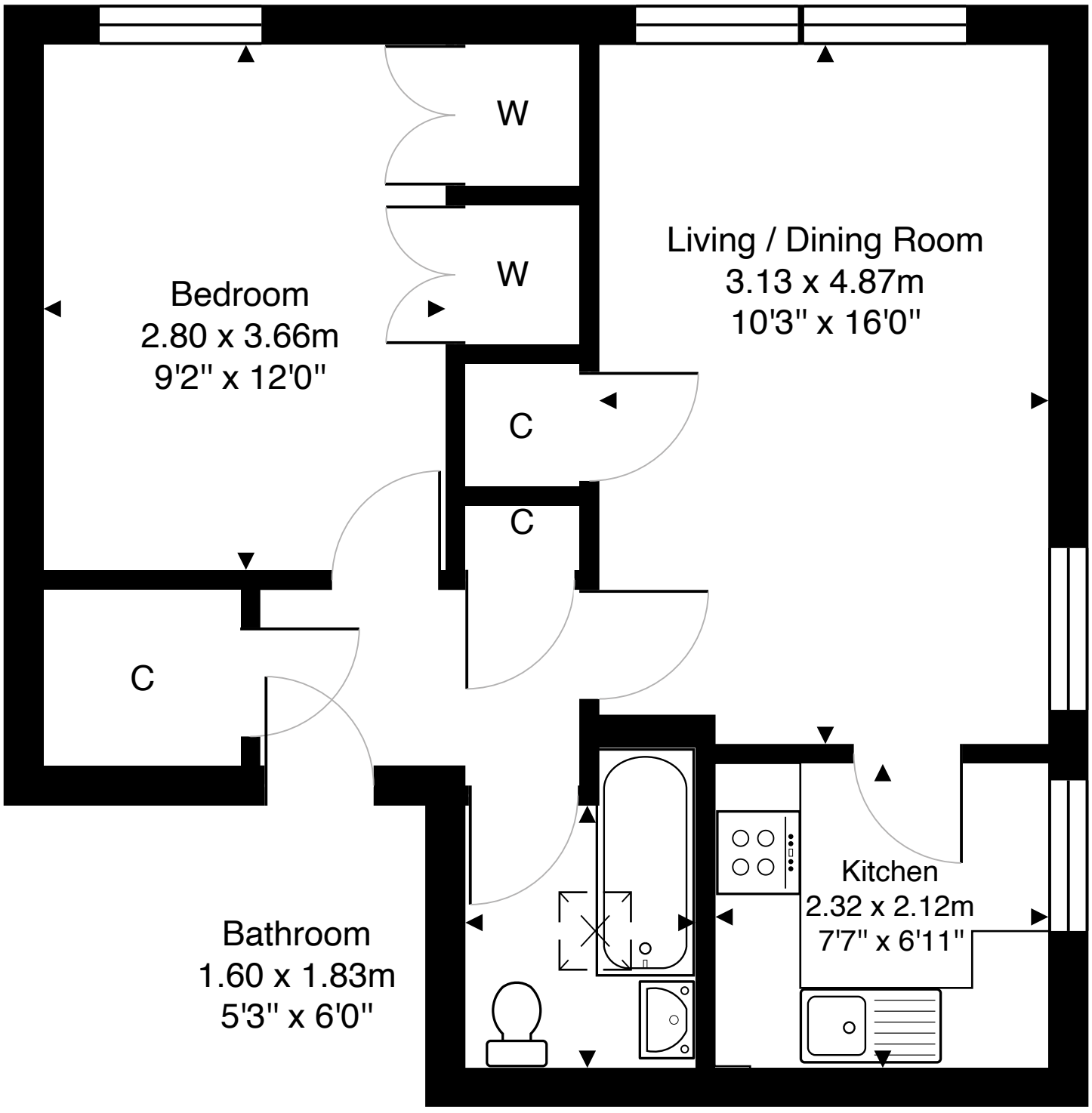
The spacious double bedroom provides a peaceful retreat, beautifully presented with crisp white walls that enhance the sense of space and light. A well-positioned window brightens the room, while integrated storage offers a practical solution for keeping the space organised. The proportions comfortably accommodate additional bedroom furniture.

The well-proportioned bathroom features a white three-piece suite comprising a panelled bath, wash hand basin and WC. Neutral wall tiling surrounds the bath area, complemented by warm wood-effect panelling and flooring, creating a clean and contemporary finish. Additional features include a wall-mounted storage cupboard, glass shelving and a chrome heated towel rail, combining comfort with everyday practicality.

The Property







Gross internal floor area (m^2): $44m^2$

EPC Rating: D

Floor Plan







Externally, residents benefit from access to a shared rear garden, predominantly laid to lawn and enclosed by surrounding brick walls. This communal outdoor space provides a pleasant area to relax and enjoy the outdoors, offering a valuable addition to city-centre living.

With its generous accommodation, neutral presentation, direct views of Arthur's Seat and sought-after central location, this appealing flat presents an excellent opportunity for a wide range of buyers.

The Property



Pleasance is a highly sought-after residential area in Edinburgh's historic Old Town, offering city-centre convenience, cultural attractions and green spaces—appealing to professionals, students and city lovers. Local amenities include independent shops, supermarkets, cafés, restaurants and traditional pubs, while the Royal Mile, Southside and Newington offer extensive shopping, dining and entertainment; Edinburgh's main shopping districts are also within easy reach.

Outdoor enthusiasts benefit from Holyrood Park and Arthur's Seat, with panoramic city views and scenic walks, plus the Meadows, Royal Commonwealth Pool and Pleasance Sports Complex for recreation, fitness and leisure. The University of Edinburgh's main campus and academic buildings are within walking distance. The area has a vibrant cultural atmosphere with theatres, museums and historic landmarks nearby, including the Festival Theatre, National Museum of Scotland and Edinburgh Castle. Excellent public transport includes regular buses, and Edinburgh Waverley railway station is within walking distance, providing rail connections throughout Scotland and beyond. With its central location, wealth of amenities and proximity to celebrated attractions, Pleasance offers an outstanding setting for city living.

The Location

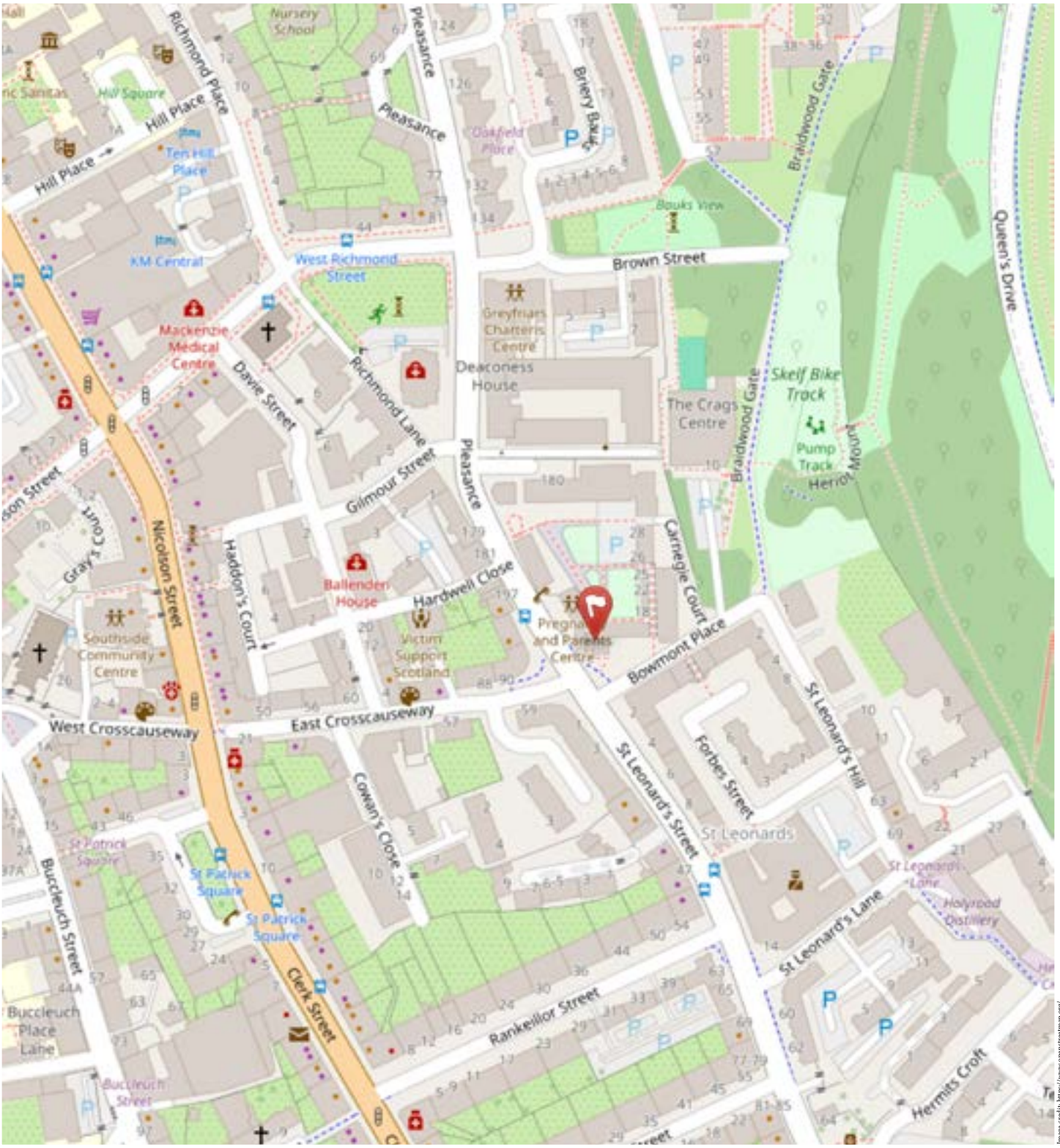


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Part Exchange Available

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SCOTLAND ESTATE AGENCY *of the* YEAR
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Text and description
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Surveyor



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