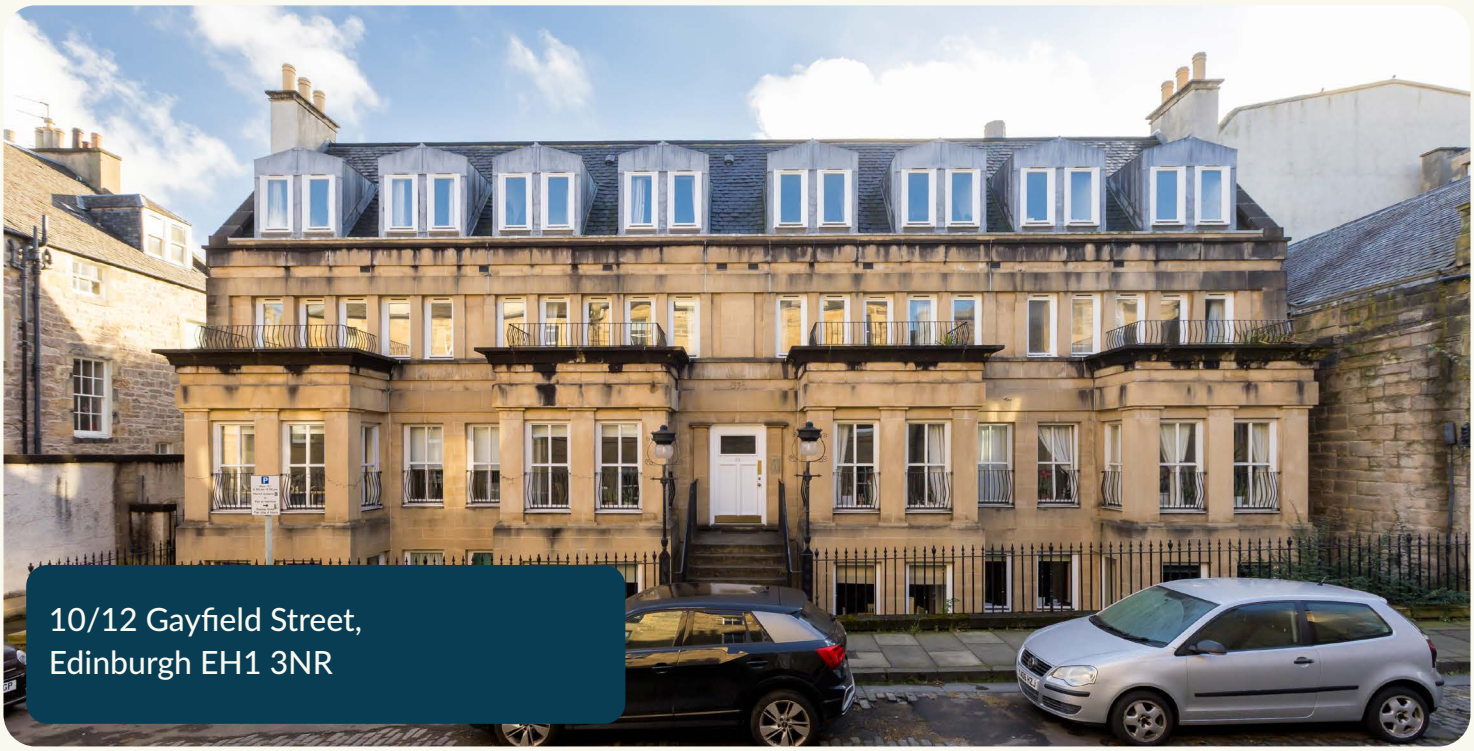


10/12 Gayfield Street,
Edinburgh EH1 3NR







A well presented top floor apartment, forming part of an attractive modern development

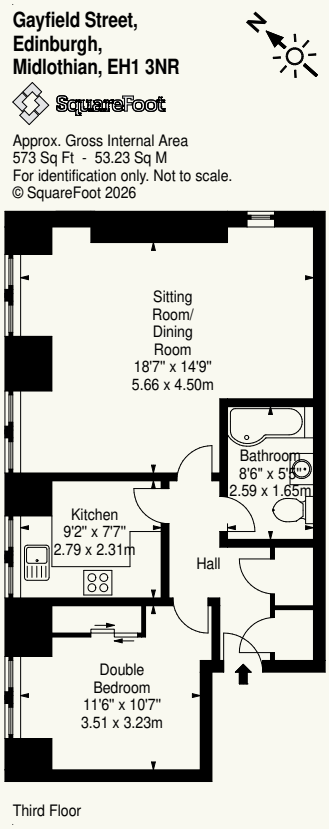
1 Bed | 1 Bath | 1 Reception

Located in Edinburgh's historic New Town, a UNESCO World Heritage Site, 10/12 Gayfield Street is a well presented 1 bedroom top floor apartment, forming part of an attractive modern development. The accommodation, in brief, comprises – entrance hallway with storage, sitting room / dining room, kitchen, double bedroom with built-in wardrobes, and bathroom. The development in managed by Charles White, with monthly fees of approximately £29. All items of furniture in the property are available by separate negotiation.

Features

- Sought after location
- Excellent local amenities and transport links
- Peaceful yet central setting
- Sitting room
- Kitchen
- Double bedroom
- Shower room
- Electric heating
- Shared rear garden
- EPC Rating D

Offers Over £250,000









Located in Edinburgh's prestigious World Heritage Site of the Georgian New Town, Gayfield Street is only a few minutes walk from the retail and commercial centre of Edinburgh in George Street, Princes Street, St James Quarter, and a short journey from the West End commercial district. The property enjoys all the benefits of city centre living with a wide variety of shops, bistros and restaurants. Waverley Train Station and St Andrew Square Bus Station are also easily accessible. Nearby tram stops on York Place and St Andrews Square provide a direct link to Edinburgh International Airport. The open spaces of the Royal Botanic Gardens, Inverleith Park and the Water of Leith are all within short walking distance. There are excellent local schools on the north side of the City both in the state and private sectors.

FOR VIEWING:

Sunday, 2:00pm - 4:00pm (no appointment necessary) or by appointment

Contact Lindsays on:

0131 229 4040 edinburghproperty@lindsays.co.uk property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.