



lindsays

3/1 Heriot Bridge,
Grassmarket, Edinburgh EH1 2HR

"A Superb one bedroom main door flat with residents parking and shared courtyard"

- Superb location just off the Grassmarket
- Stylish main door flat
- Residents parking
- Courtyard setting
- Twin windowed sitting and dining room
- Modern and well-equipped kitchen
- Spacious double bedroom
- Contemporary shower room
- Gas central heating
- Double glazed
- Shared courtyard

EPC Rating C

OFFERS OVER £255,000



Description

A superb one bedroom main door flat located just off the historic Grassmarket in Edinburgh. The property enjoys a tranquil courtyard setting and is hidden away from the bustle of the city. The flat has been significantly upgraded during its current ownership and now offers stylish and modern accommodation with benefits including gas central heating, double glazing, private resident's car parking and a shared courtyard with drying green. The internal accommodation is in excellent decorative order throughout with a main door entrance giving access to an internal hallway with storage. The twin-windowed sitting and dining room leads to the well-equipped and stylish kitchen. The double bedroom is very well-proportioned and the accommodation is completed by the contemporary shower room.

Area

The Old Town district is one of Edinburgh's most sought after residential areas, boasting a wealth of charm and character and incorporating the Royal Palace of Holyrood, the Scottish Parliament, Dynamic Earth visitor centre and Arthur's Seat. It has all the benefits of city centre living with a wide range of amenities within comfortable walking distance, including Princes Street. There is extensive shopping all around to suit everyday requirements and beyond, and recreational facilities are numerous with theatres, cinemas, restaurants and bars all close by. An efficient public transport network operates to most parts of the town, and beyond to surrounding areas. The city by-pass and the main motorway network are also within easy reach, and Waverley railway station is just a short distance away.

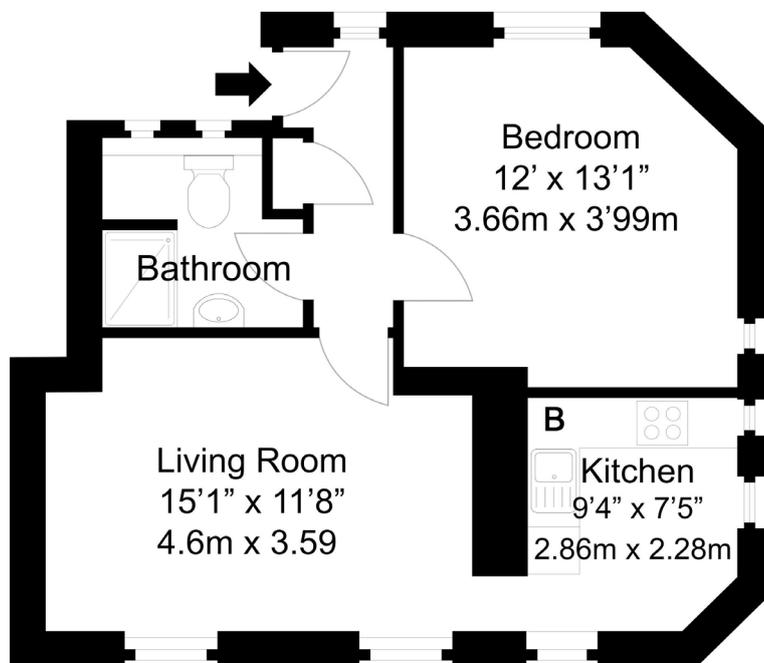
Viewing

By appointment contact Lindsays – propertyadmin@lindsays.co.uk



3 Heriot Bridge

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
GROSS INTERNAL AREA APPROX: 458.75 Sq Ft / 42.62 Sq M



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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. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.