



2 (1F2) Greyfriars Place,
Edinburgh, EH1 2QQ



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A fantastic and rarely available opportunity has arisen to acquire this beautifully presented two bedroom apartment located in the heart of Edinburgh's highly sought after Old Town.

Located on the first floor of a traditional B Listed tenement building, the flat overlooks the famous Greyfriars Kirk and Kirkyard, a 16th century Edinburgh cemetery that is said to be the place where JK Rowling found the names for certain characters of her Harry Potter novels. The Greyfriar's Bobby statue and the National Museum of Scotland are located to the front.

The apartment benefits from gas central heating and would make an excellent city apartment or buy to let opportunity.

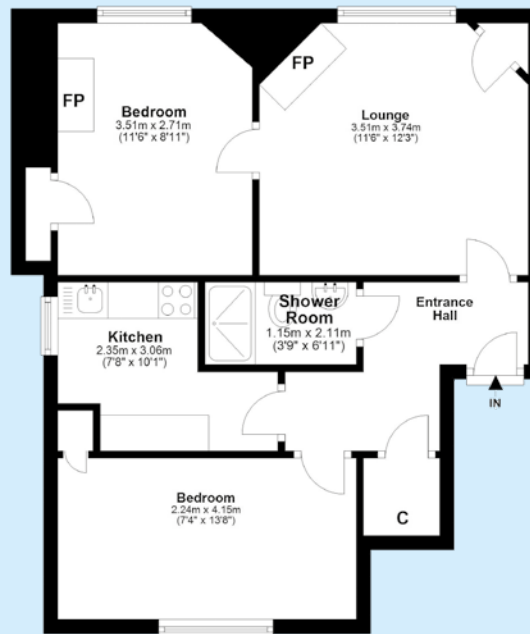
The accommodation comprises an entrance hall with utility cupboard with the washing machine to remain. The spacious lounge has a window to the front, storage cupboard, feature fireplace. The kitchen has a window to the side and is fitted with a range of base and wall units with the cooker, fridge and freezer to remain. Bedroom 1 has window to the front, storage cupboard and feature fireplace. Bedroom 2 has window to the rear and storage cupboard. Completing the accommodation is the shower room with two piece white suite.

Early viewing is highly recommended to appreciate everything that this fantastic apartment has to offer in this sought after location.

Area Description

The property sits just minutes off the famous Royal Mile in the heart of Edinburgh's Old Town, a UNESCO world heritage site. It sits close to many of Edinburgh's main commercial, cultural, civic and academic areas and the property is within walking distance of the Scottish Parliament, Dynamic Earth Visitor Centre and Arthur's Seat, St James Quarter, Princes Street and the extensive shopping facilities to be found in central Edinburgh. The apartment is also close to many theatres and venues of the Edinburgh Festival Fringe including the Festival Theatre, Potterrow, Cowgate and Pleasance to name but a few. An efficient public transport system operates to most parts of the town and beyond to surrounding areas. Waverley Railway Station is just a short distance away as are a number of first class restaurants, cafes and bars.





Accommodation

Lounge:	3.5m x 3.73m	(11'6" x 12'3")
Kitchen:	2.34m x 3.07m	(7'8" x 10'1")
Bedroom 1:	3.5m x 2.72m	(11'6" x 8'11")
Bedroom 2:	2.24m x 4.17m	(7'4" x 13'8")
Shower Room:	1.14m x 2.1m	(3'9" x 6'11")

Note

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. **Made with Metropix copyright 2011.**

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Agent's Note

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