




McEwan Fraser Legal
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3/1 Nether Craigwell

OLD TOWN, EDINBURGH, EH8 8DR

LOCATION IMAGES:
HIGH STREET
WAVERLY STATION

OLD TOWN

Edinburgh, EH8 8DR

The Old Town boasts a wealth of charm and character and offers all of the benefits of city centre living.

The main shopping and commercial thoroughfares of Princes Street, the historic Royal Mile and George Street are within comfortable walking distance and include major high street retailers, fine restaurants and fashionable bars.

The property is conveniently located for the Universities of Edinburgh, Napier, Heriot-Watt, Queen Margaret, the Art College and the Edinburgh central business district. There are also many famous and historical places of interest including galleries, museums, theatres and the new Scottish Parliament.

Pleasant walks can be enjoyed in Holyrood Park which is very close by. A wide selection of bus services are available giving access to most areas of the city.

For commuters, Waverley Station is a short walk away and the City Bypass is readily accessible and offers links to the A1, M8, M9, M90, the Forth Road Bridge and Edinburgh International Airport.



EXTERIOR
HALLWAY
OPEN PLAN LIVING AREA

3/1 NETHER CRAIGWELL

Edinburgh, EH8 8DR

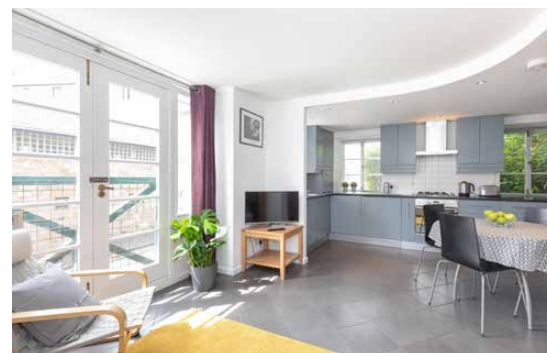
An excellent opportunity has arisen to acquire this unique and stylish two bedroom first-floor apartment, making for an ideal buy-to-let opportunity or city centre residence, while being well located within the prestigious Old Town area of Edinburgh. Viewing of this property is highly recommended.

Internally this accommodation is in immaculate decorative order, while briefly consisting of an entrance hallway and an open plan, dual aspect lounge/kitchen/diner, which benefits from an integrated 4 gas hob/oven, extractor hood, washing machine, tumble dryer, fridge freezer and a Juliet balcony.

There are two double bedrooms, one of which has fitted mirrored wardrobes and the three-piece, the partially tiled shower room has a corner shower cubicle and a chrome heated towel rail.

This property also benefits from a secure door entry system, gas central heating and communal garden grounds surrounding the property, including a courtyard with a bike store and a hilled garden to the rear.

Finally, there is an allocated covered parking space within the grounds as well as more than adequate on-street permitted parking to accommodate for visitors.



BEDROOMS
AND
SHOWER ROOM



SPECIFICATIONS

Floor Plan | Dimensions | Location

Approximate Dimensions (Taken from the widest point)

Kitchen	4.17m (13'8") x 3.07m (10'1")
Lounge	3.19m (10'6") x 2.50m (8'2")
Bedroom 1	3.69m (12'1") x 2.80m (9'2")
Bedroom 2	2.45m (8') x 1.97m (6'5")
Shower Room	2.22m (7'3") x 1.70m (5'7")

Gross internal floor area (m²): 52m²
EPC Rating: D

Extras (Included in the sale): All fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.



Image credit: <https://www.edinburghcouncil.gov.uk/>



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Text and description
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