




McEwan Fraser Legal

Solicitors & Estate Agents

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18/10 St. John's Hill

OLD TOWN, EDINBURGH, EH8 9UQ



EDINBURGH

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 and George Street and the Royal Mile 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, as well as many famous and historical places of interest including galleries, museums, theatres and the new Scottish Parliament.

Excellent recreational facilities can be found at Princes Street Gardens overlooked by the flat, The Royal Commonwealth Pool and Sports Centre and pleasant walks can be enjoyed in Holyrood Park which is very close by. A wide selection of bus services are available nearby 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.





LOUNGE / KITCHEN



TWO
BEDROOM, TOP
FLOOR PROPERTY.

18/10 ST. JOHN'S HILL

This is a fantastic opportunity to purchase a two bedroom, top floor property in the heart of Edinburgh. This property would make a great buy-to-let opportunity or family home.

The property has been freshly decorated throughout and new carpets laid throughout.

The property is entered by a lovely spacious hallway. There are two good sized double bedrooms, a family bathroom with three piece suite and a full pressure shower over the bath.

The open plan kitchen/living room boasts dual aspect windows which flood the room with light and due to this flat being located on the top floor, the views of Arthur's seat and the Craggs are stunning.

There is residents permit parking with this property and access to a spacious loft.

Electric heating and double glazing throughout.

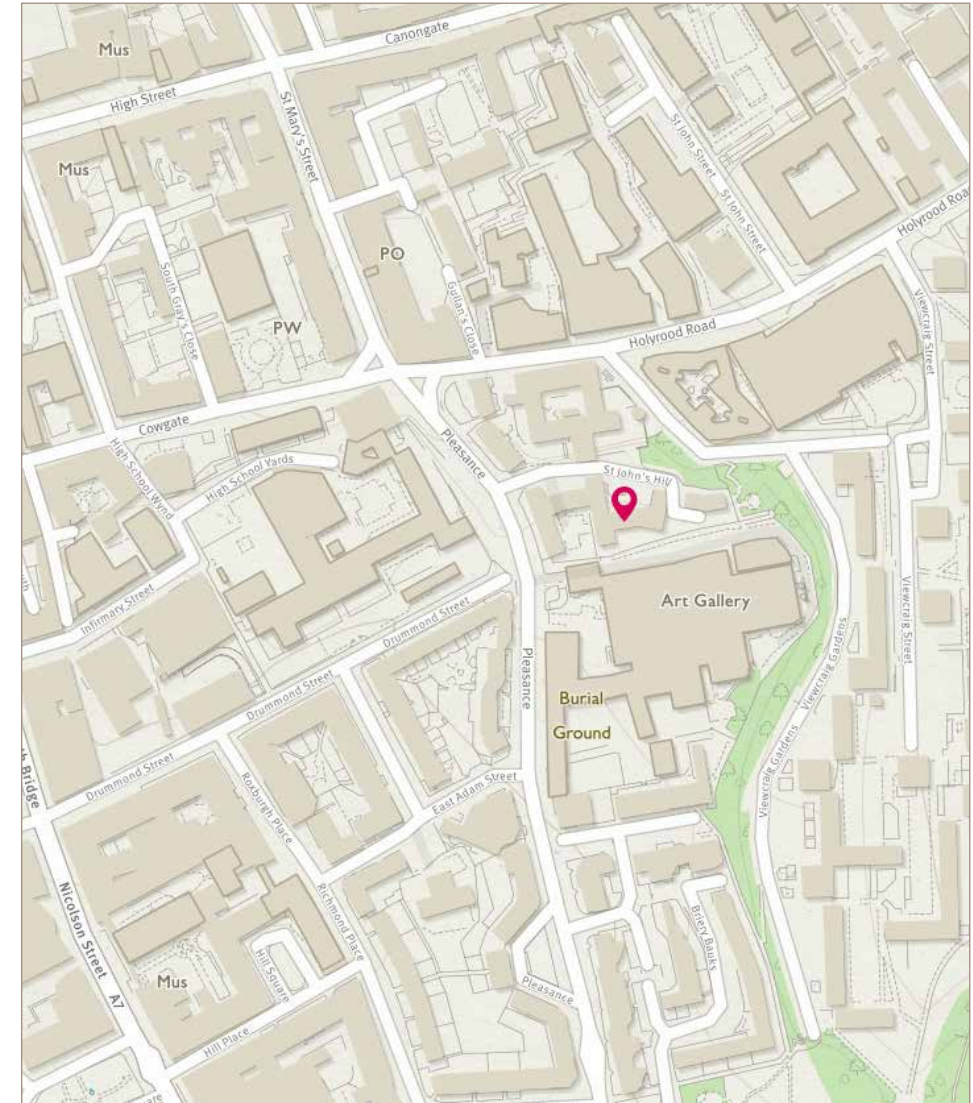
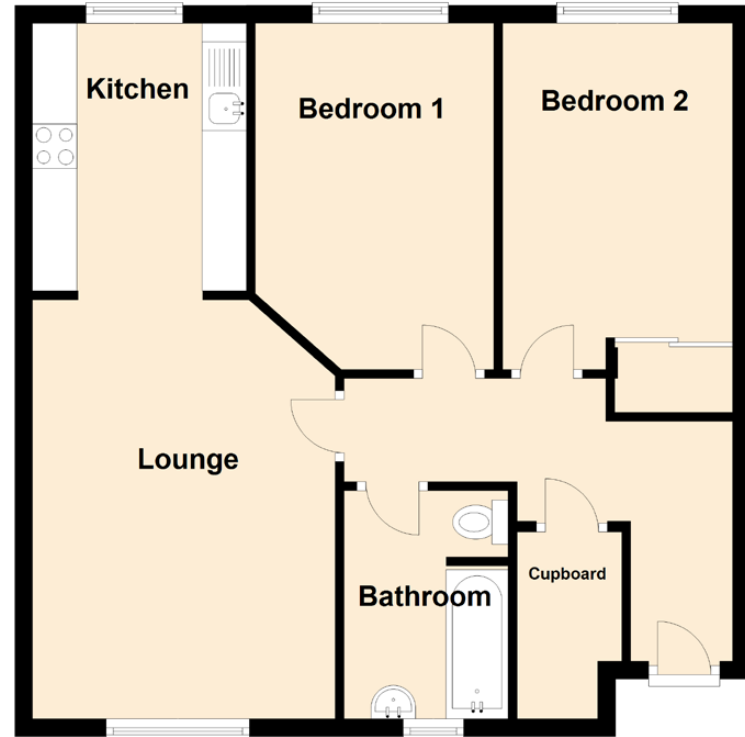




BEDROOMS / BATHROOM



FLOOR PLAN, DIMENSIONS, LOCATION



Approximate Dimensions (Taken from the widest point)

Lounge	4.72m (15'6") x 3.41m (11'2")
Kitchen	3.01m (9'11") x 2.41m (7'11")
Bedroom 1	3.92m (12'10") x 2.69m (8'10")
Bedroom 2	3.72m (12'2") x 2.59m (8'6")
Bathroom	2.57m (8'5") x 1.85m (6'1")

Gross internal floor area (m²): 61m² | EPC Rating: C



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