




McEwan Fraser Legal
Solicitors & Estate Agents
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16 (3F2) Spittal Street
CITY CENTRE, EDINBURGH, EH3 9DT

THE LOCATION

CITY CENTRE, EDINBURGH, EH3 9DT

The property is in an ideal central location, a short walk from the City's West End, Princes Street and the historic Old-town. It is well-placed for excellent shopping and local amenities, fitness centres and the banking district. Schools catering for all age-groups are within easy reach. The property location is also convenient for The University of Edinburgh, Edinburgh Napier and Edinburgh College of Art.

Recreational facilities in the immediate locale include The Lyceum Theatre, the Usher Hall, the King's Theatre, a range of cinemas and a wide selection of excellent restaurants and coffee bars. Nearby, are the open spaces of Princes Street Gardens, the Meadows and Bruntsfield Links.

Close by, frequent public-transport services enable travel to all parts of the City, including Edinburgh International Airport.



16 (3F2) SPITTAL STREET

CITY CENTRE,
EDINBURGH, EH3 9DT

McEwan Fraser Legal is delighted to present this two-bedroom top floor tenement flat to the market. The property enjoys a prime city centre position within easy reach of the Grassmarket and Princes Street. Internally, the property is presented in good order and has excellent potential as a first time buy or sound buy to let investment.

Accommodation is focused towards a well-presented reception room with a high ceiling, traditional sash and case window, Edinburgh press and fireplace. There is plenty of space for a pair of sofas and a dining table. The kitchen sits adjacent to the lounge and boasts a good range base and wall mounted units with plenty of prep and storage space. Gas hob and electric oven are integrated while space is provided for further free standing appliances. There are two bedrooms, a well proportioned double and an ample single which would make a fantastic home office if needed. The accommodation is completed by a modern partially tiled bathroom which includes a three-piece suite with shower over bath.

The apartment also benefits from gas central heating and a secure entry system.



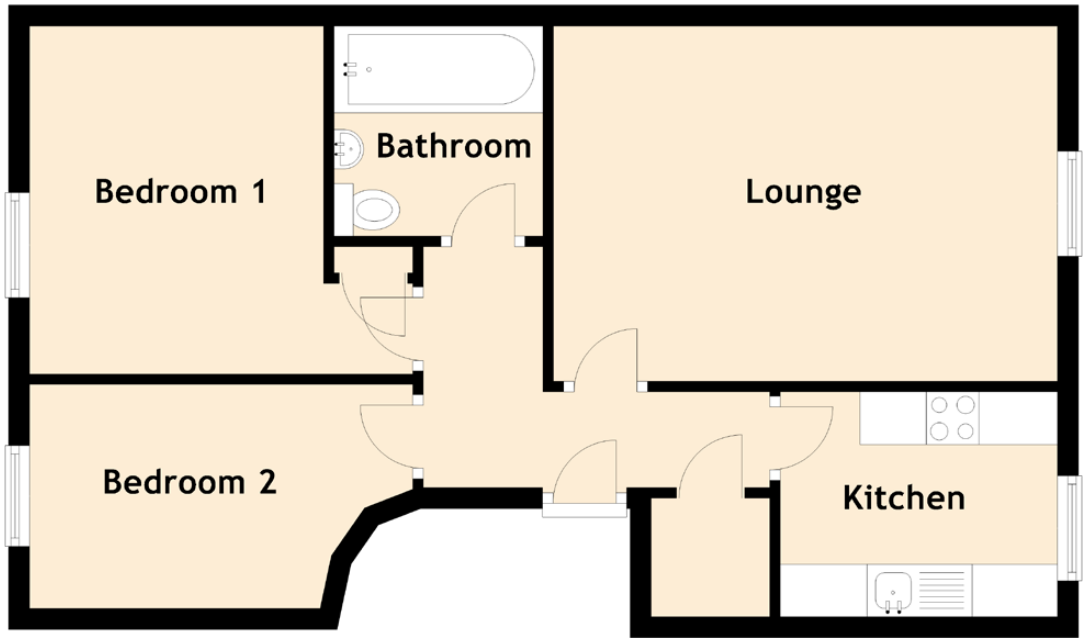






SPECIFICATIONS & DETAILS

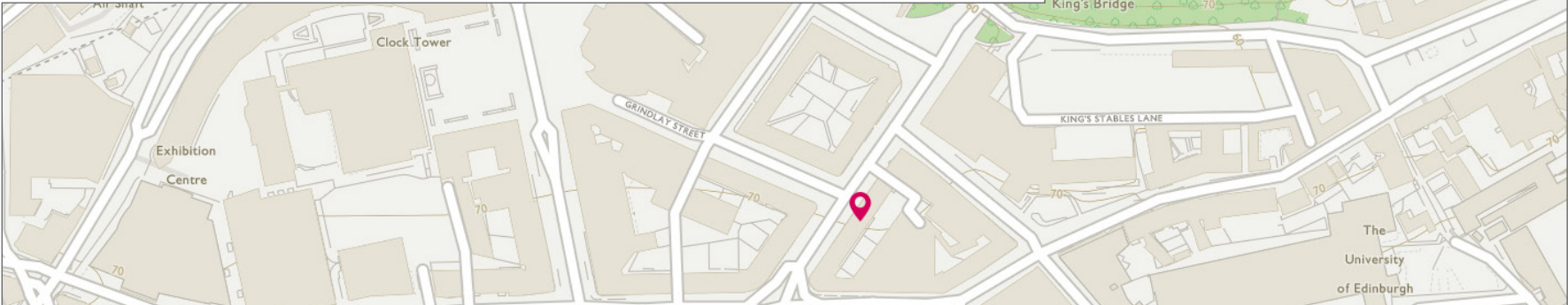
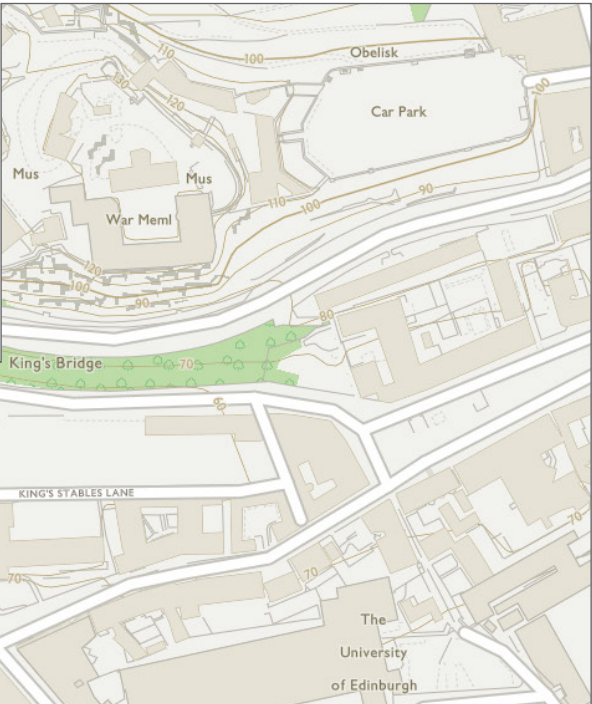
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.80m (15'9") x 3.38m (11'1")
Kitchen	2.64m (8'8") x 2.14m (7')
Bedroom 1	3.31m (10'10") x 2.80m (9'2")
Bedroom 2	3.65m (12') x 2.13m (7')
Bathroom	2.19m (7'2") x 1.99m (6'6")

Gross internal floor area (m²): 50m² | EPC Rating: D





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Part
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