

10/3 Blair Street

EDINBURGH, EH1 1QR



*SUPERB INVESTMENT FLAT ON BLAIR STREET IN
THE HEART OF EDINBURGH'S OLD TOWN*



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McEwan Fraser Legal is delighted to present this spacious two-bedroom flat to the market. The property needs substantial internal renovation and would make a superb investment flat as it sits on Blair Street in the heart of Edinburgh's Old Town.

The property comprises a large lounge with ample natural light and plenty of floor space for a variety of different furniture configurations, spacious master bedroom with integrated wardrobe, second double bedroom with integrated wardrobe, well-proportioned galley-style kitchen, bathroom and hallway with integrated storage.

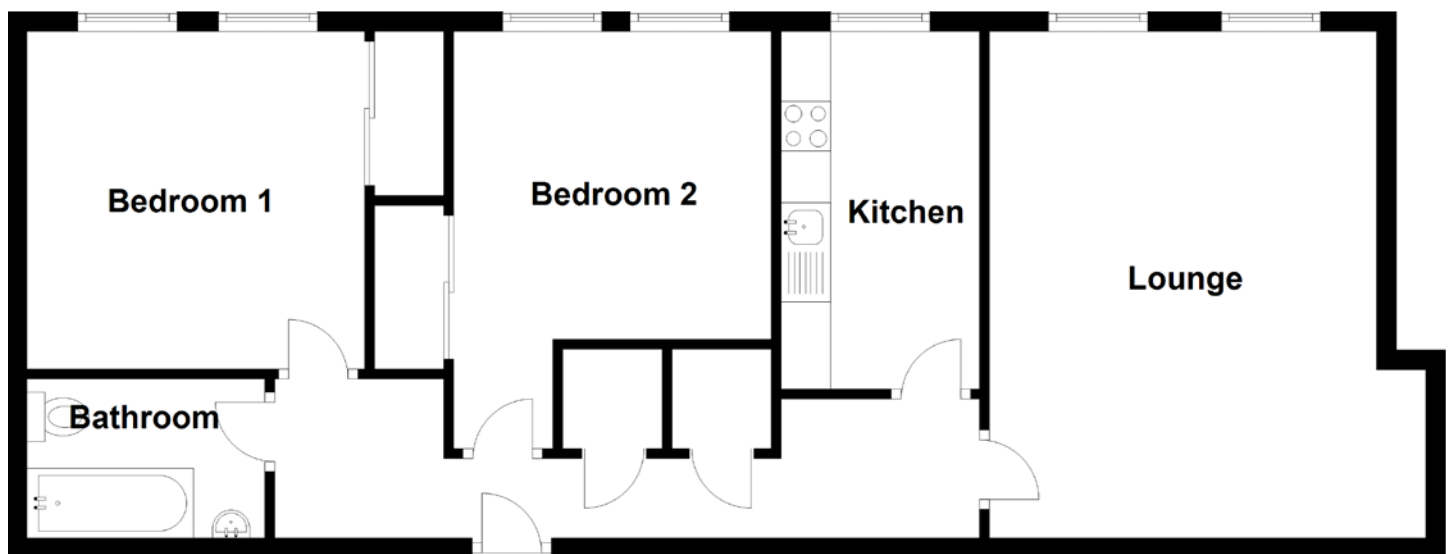
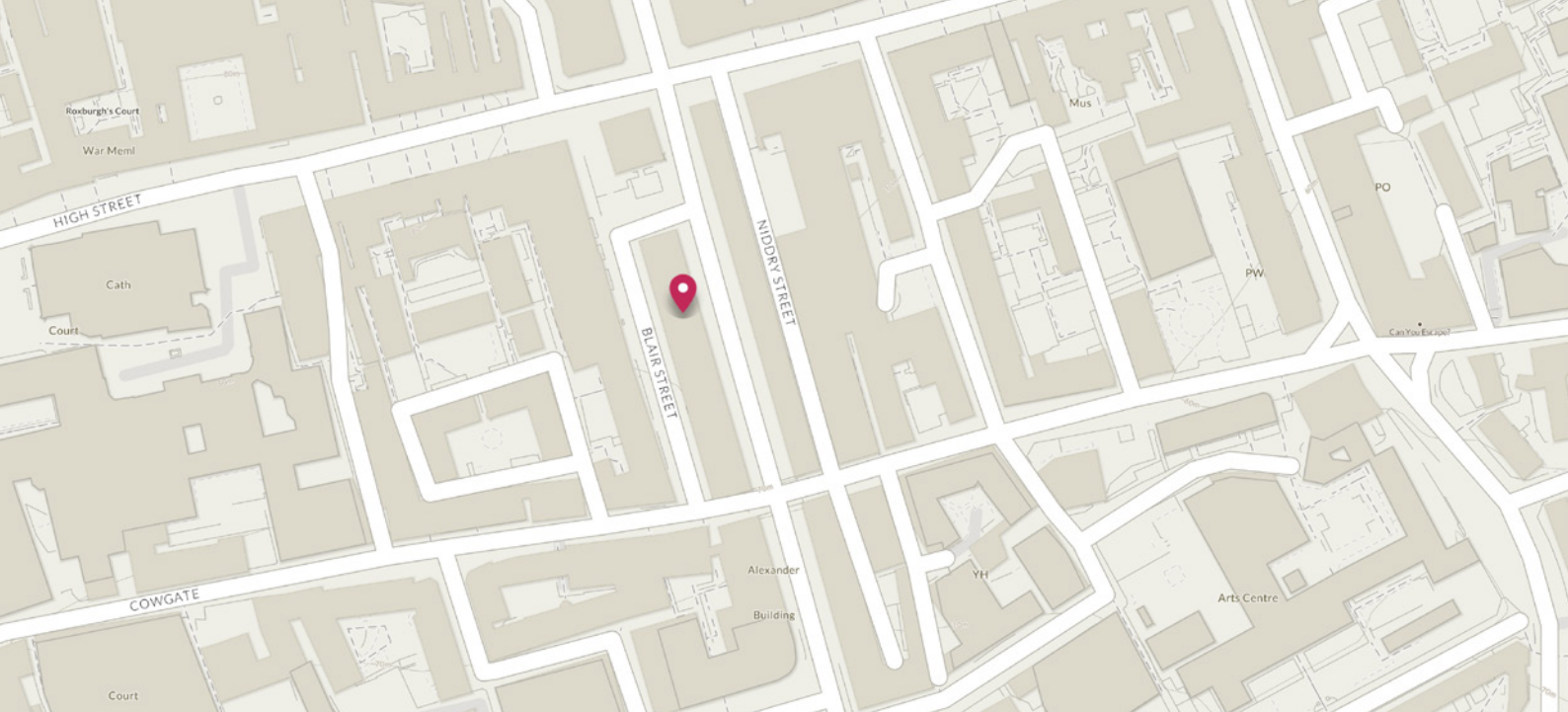
Viewing is essential to full appreciate the potential on offer.











Approximate Dimensions
(Taken from the widest point)

Lounge	8.51m (27'11") x 4.40m (14'5")
Kitchen	3.60m (11'10") x 2.00m (6'7")
Bedroom 1	3.40m (11'2") x 3.40m (11'2")
Bedroom 2	4.20m (13'9") x 3.20m (10'6")
Bathroom	2.40m (7'10") x 1.60m (5'3")

Gross internal floor area (m²): 71m²

EPC Rating: D



Blair Street is located in the heart of Edinburgh City Centre, just off the Royal Mile with an excellent array of shops, bars, eateries and boutiques, as well as the popular focal point, Edinburgh Castle. Visitor attractions such as Holyrood Palace, The Museum of Scotland and the Grassmarket are also conveniently close and despite the city centre location, the property is spoilt for choice when it comes to beautiful outdoor spaces, with Calton Hill, Prince's Street Gardens and Holyrood Park with Arthur's Seat mere moments away. The central position of the property also means you are near excellent transport links with Waverley Train Stations providing rail access east and west and for the motorist, Waterloo Place (A1) is a quick route out to the City Bypass.

The Location





Image credit: <https://www.orchardscapes.co.uk/ourmap/>

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