

82/2 Pleasance

OLD TOWN, EDINBURGH, EH8 9TJ



CHARMING GROUND-FLOOR STUDIO FLAT



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McEwan Fraser is delighted to present this charming ground-floor studio flat that is located in the heart of Edinburgh's historic Old Town. Neutrally decorated and presented in excellent condition, this property offers a comfortable and inviting living space suitable for a variety of residents. The property is offered to the market chain free. Situated in Edinburgh's iconic Old Town, this studio flat holds immense appeal for various individuals. Investors will appreciate the potential for rental income and high demand in this sought-after location. First-time buyers can find an excellent opportunity to step onto the property ladder, benefiting from a low-maintenance and conveniently situated residence. Moreover, students will find the property ideal due to its proximity to numerous educational institutions and vibrant campus life.

Upon entering, you are greeted by a spacious and well-lit open-plan layout that allows for versatile furniture arrangements. The living area provides ample room for a comfortable sofa, a large double bed, and a small dining table, offering the perfect setting for relaxation, entertaining, and dining.





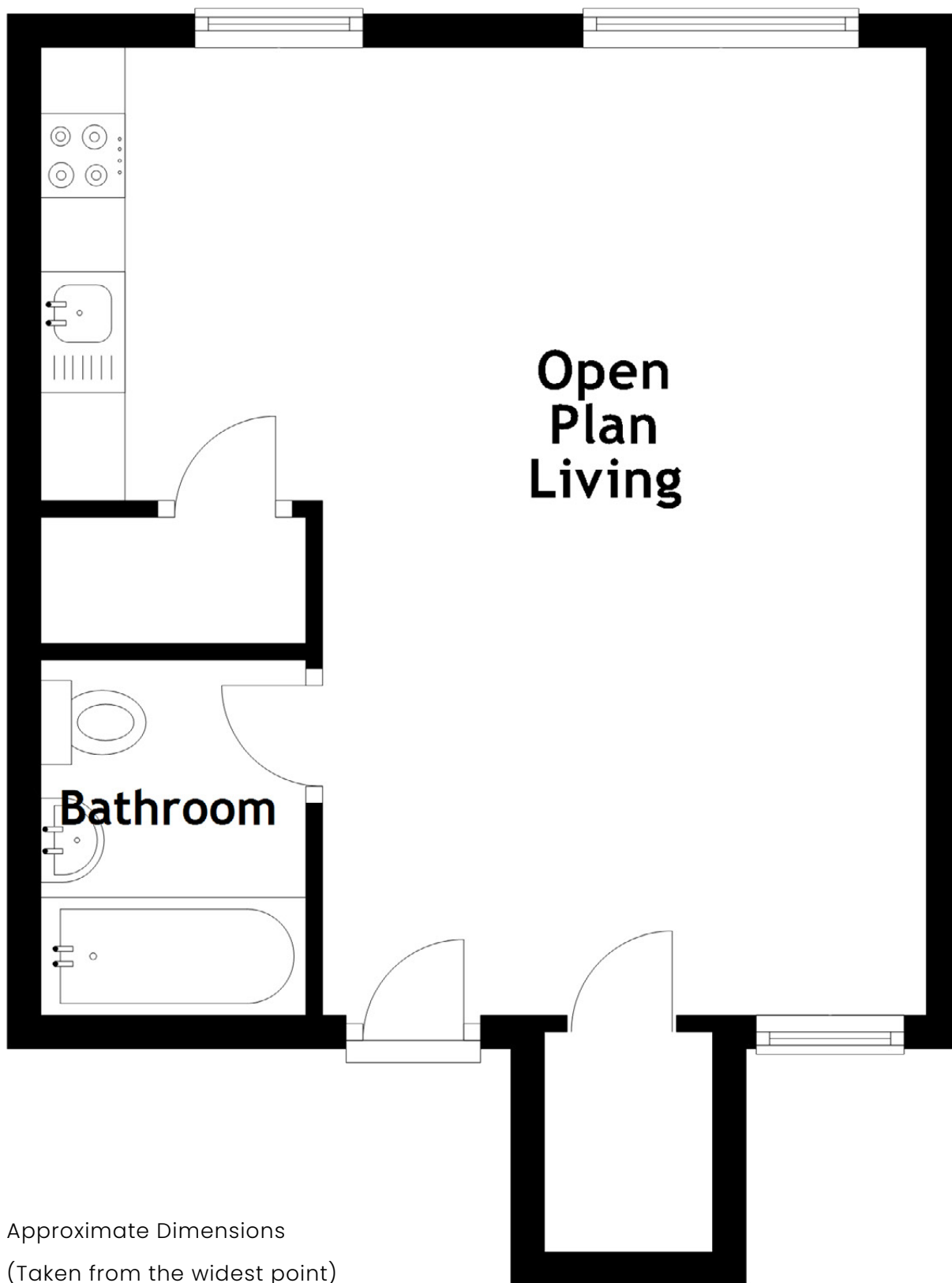






The property boasts a separate bathroom that features partial tiling and a three-piece white suite, complete with a shower over the bath. The neutral color palette and modern fixtures create a clean and contemporary ambiance.





Approximate Dimensions
(Taken from the widest point)

Open Plan Living	5.75m (18'10") x 5.27m (17'3")
Bathroom	2.11m (6'11") x 1.58m (5'2")

Gross internal floor area (m²): 33m²
EPC Rating: D



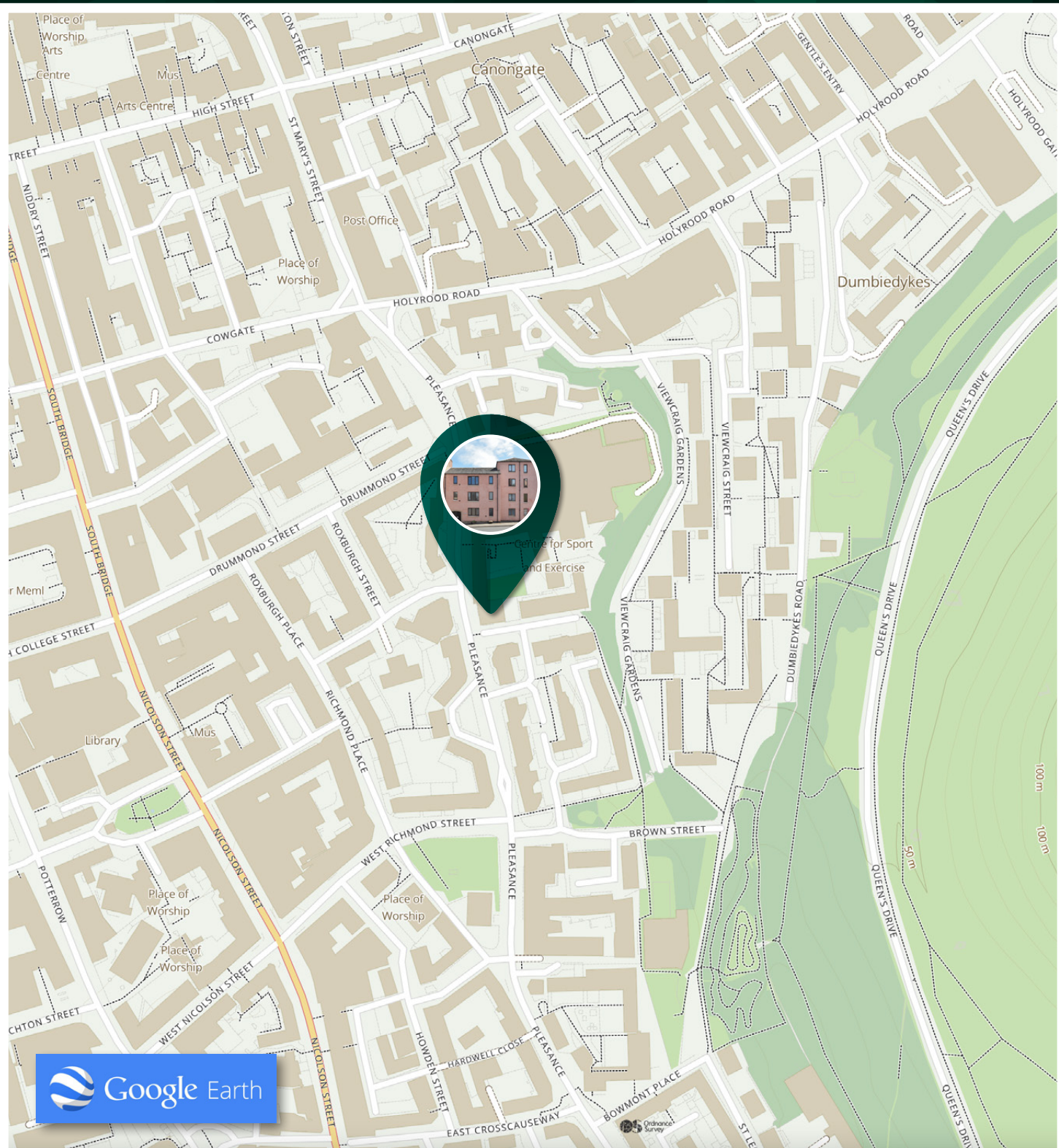
This ground-floor studio flat presents a compelling opportunity for those seeking a comfortable and conveniently located property in Edinburgh's historic Old Town. Don't miss the chance to own or invest in this appealing residence.





The historic Old Town is a UNESCO World Heritage Site boasting a wealth of charm and character and offering all of the benefits of city centre living. The main shopping and commercial thoroughfares of Princes Street 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 many Edinburgh University buildings as well as many famous and historical places of interest. The Grassmarket and Royal Mile areas of the Old Town offer a superb choice of speciality shops, fine restaurants, fashionable bars, coffee shops, delis and boutiques. A wide selection of bus services is available nearby giving access to most areas of the City, for commuters Waverley Station is a short walk away.

The Location



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Part
Exchange
Available



THE SUNDAY TIMES
THE 200 TIMES



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