



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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**149/13 Buccleuch Street**

EDINBURGH, EH8 9NE



# EDINBURGH

Situated within the desirable Newington area of Edinburgh, Buccleuch Street is an ideal thriving central location of the city centre. A few minutes west on foot will appeal as the Meadows and Bruntsfield links provide wide green open spaces perfect for joggers, cyclists and dog walkers alike. There are a wide variety of local specialised shops and supermarkets in the immediate vicinity that provide excellent amenities for everyday living. Edinburgh Castle and The famous Royal Mile can also be reached within a fifteen-minute walk.

Buccleuch Street is also within walking distance to Edinburgh's financial district, with both Waverley and Haymarket railway station less than a mile away for further commuting professionals. An excellent bus service links the neighbourhood to the rest of the city and the new tram service gives easy access to the west of the capital including the Gyle Centre and Edinburgh Airport. The area offers a great cosmopolitan choice of eating and drinking places along the A7 road and all of the central theatres, cinemas, museums, and gyms are within walking distance. Edinburgh's Universities are easily accessible, as is the Edinburgh College of Art.







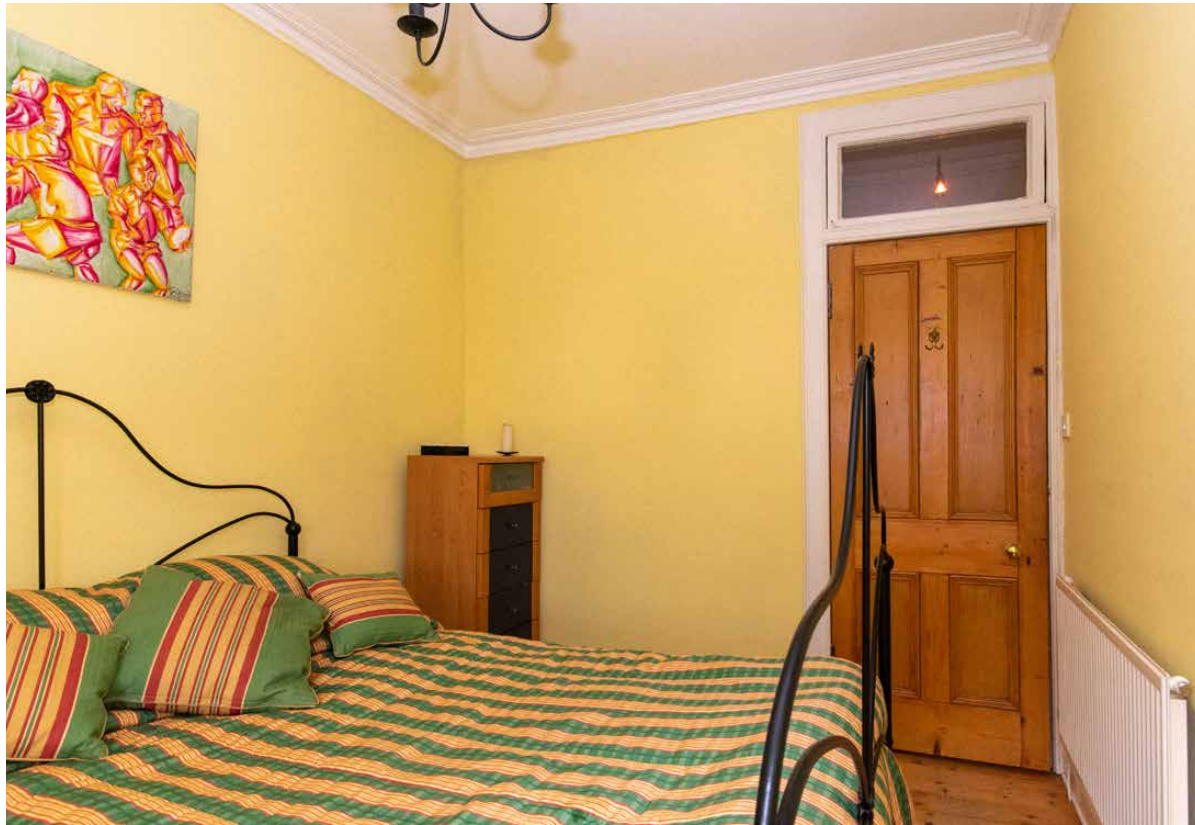
## 149/13 BUCCLEUCH STREET

McEwan Fraser Legal are delighted to present this desirable one bedroom fourth floor flat. The property is brought to the market in good condition whilst offering scope for some cosmetic upgrading. The property offers great flexibility, most of the neighbouring flats have changed the space into a two bedroom by simply creating an open lounge/kitchen, freeing up an additional room. Each of the rooms is well proportioned, bright and boasting a south facing aspect.

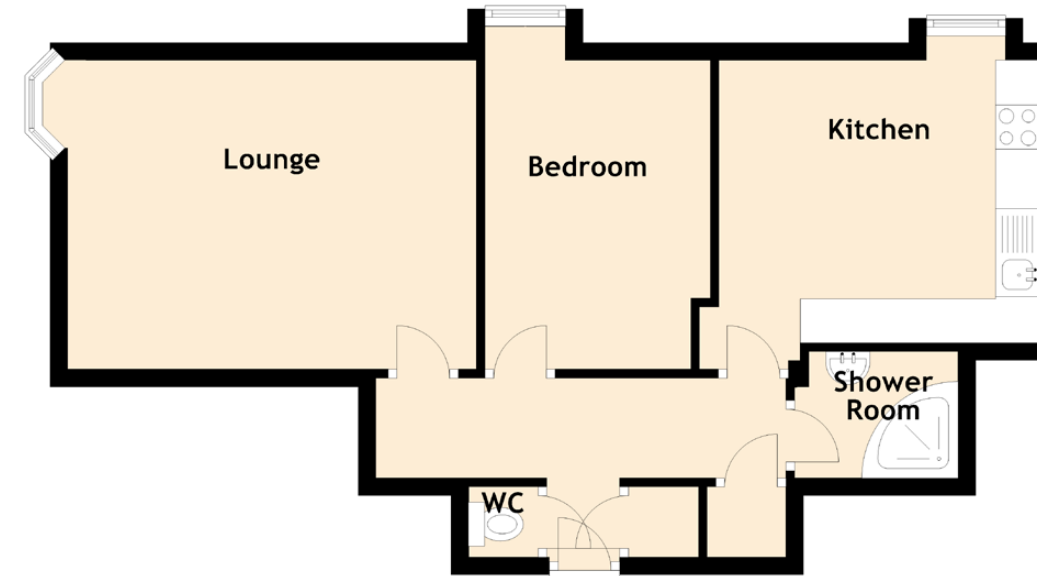
Access is gained via a secure entry phone into a well-maintained close. Internally the property consists of an entrance hallway with original floors, two storage cupboards, a W.C and access to all rooms. The bright and comfortable lounge is an excellent space for relaxing and has a feature fire and surround as a centrepiece to the room. The fully equipped breakfasting kitchen is flooded with light, complete with ample wall and base units, an integrated gas hob, oven, extractor hood and white goods. Off the hallway, there is a fully tiled, white suite bathroom and extractor fan. A generous double bedroom with space for free standing storage complete the rooms. The traditional sash & case windows and gas central heating are welcomed additions.

Externally, there's a secure communal rear courtyard with drying area and ample permit on-street parking to the side. Early viewing is advisable, this location and property may prove to be popular with a variety of buyers.





# SPECIFICATIONS



Approximate Dimensions (Taken from the widest point)

Lounge	4.66m (15'3") x 3.52m (11'7")
Kitchen	3.22m (10'7") x 2.73m (8'11")
Bedroom	3.91m (12'10") x 2.57m (8'5")
Shower Room	1.95m (6'5") x 1.44m (4'9")
WC	0.80m (2'7") x 0.80m (2'7")

Gross internal floor area (m<sup>2</sup>): TBCm<sup>2</sup>

EPC Rating: TBC

Extras (Included in the sale): fixtures, fittings, floor coverings, appliances and white goods.

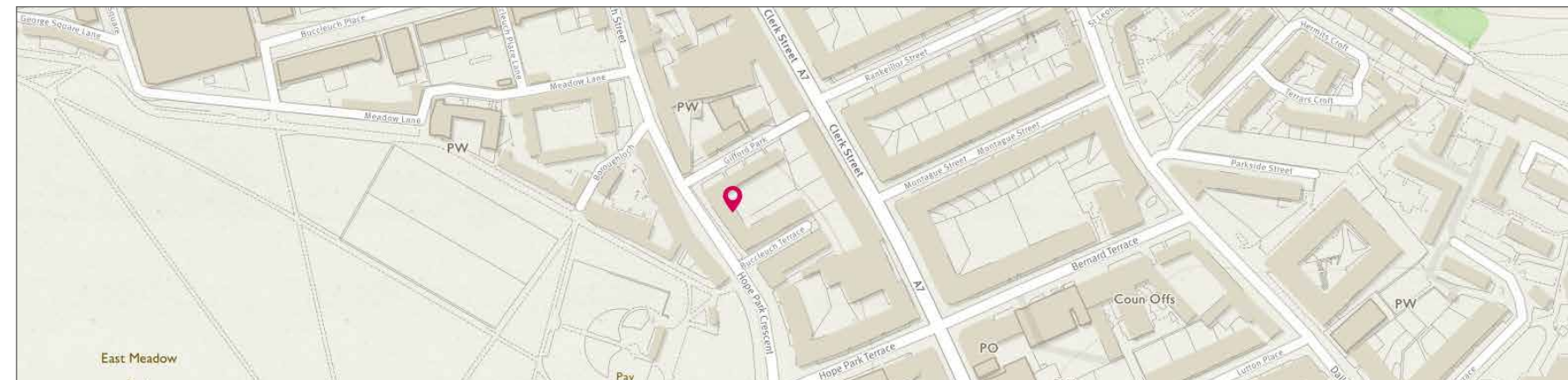


Image credit: <https://www.vodafone.com/comm>






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**Part  
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