

Flat 4, 31 Forrest Road

EDINBURGH, EH1 2QP



FIRST FLOOR TWO-BEDROOM FLAT SITUATED IN
THE HISTORIC OLD TOWN AREA OF EDINBURGH



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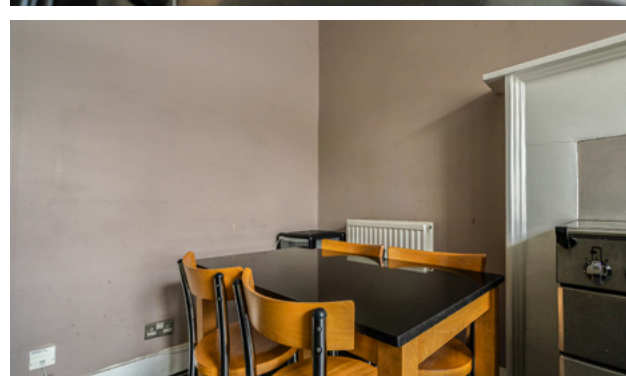
This is a particularly spacious, first floor two bedroom flat forming part of a traditional Victorian tenement building and situated in the historic Old Town area of Edinburgh. It affords elegantly proportioned rooms with period features and benefits from having full gas central heating.

The accommodation comprises: Sitting room with large windows to the front, box room which would make an excellent home office and fireplace with marble mantelpiece, fitted kitchen with base and wall mounted units, gas hob, electric oven and cooker hood, ample worktop space and space for a dining table and chairs, master bedroom with windows to front, decorative cornice work and marble fireplace, bedroom two with window to rear, and family bathroom with three-piece suite.

This property also benefits from a private parking space to the rear which is absolutely fantastic with a property so close to the city centre.



kitchen/diner







bedroom 2





bedroom 3



shower room

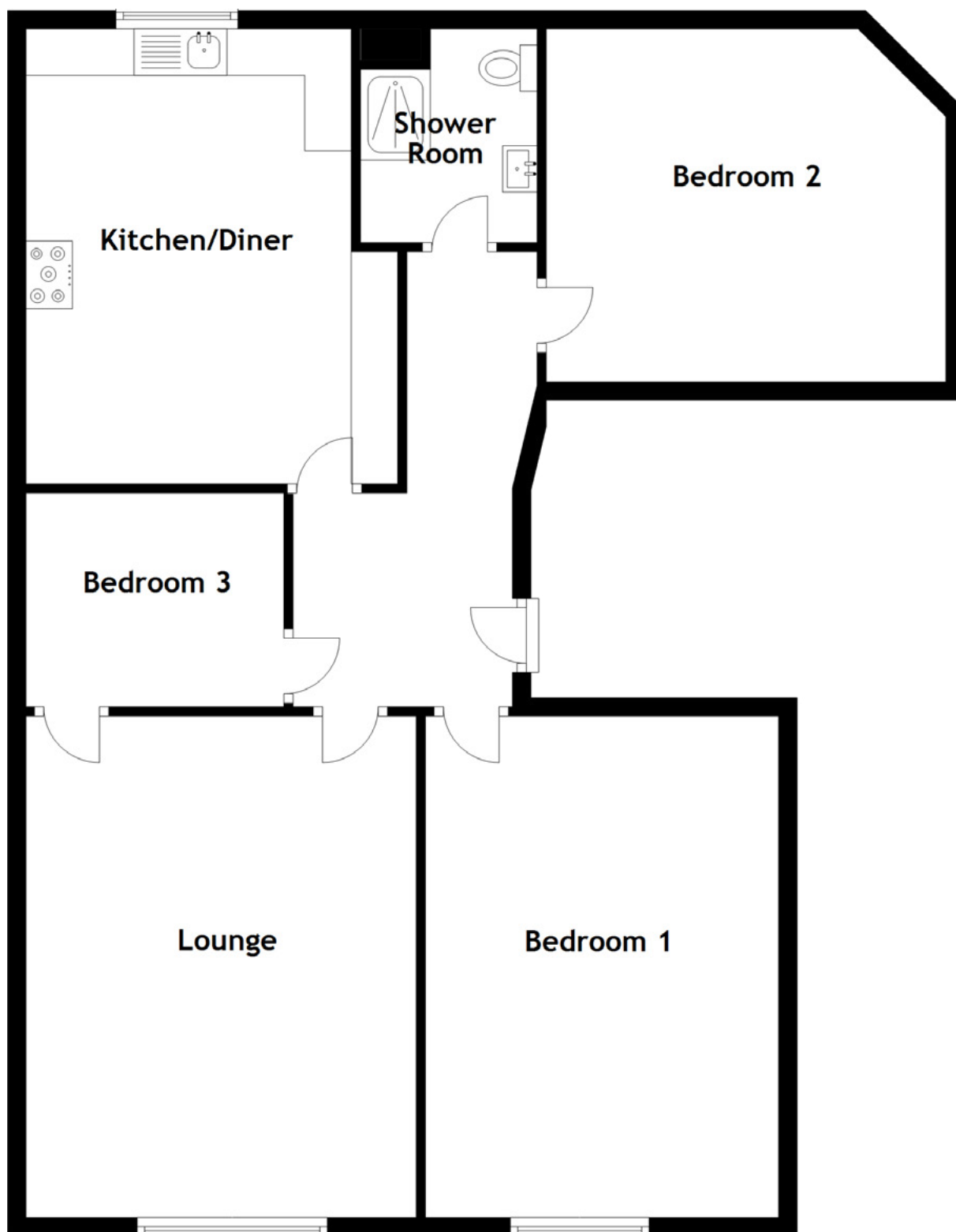






hall & parking





Approximate Dimensions
(Taken from the widest point)

Lounge	5.40m (17'9") x 4.20m (13'9")	Shower Room	2.30m (7'7") x 1.90m (6'3")
Kitchen/Diner	4.90m (16'1") x 4.00m (13'1")		
Bedroom 1	5.40m (17'9") x 3.80m (12'6")	Gross internal floor area (m ²): 95m ²	
Bedroom 2	4.30m (14'1") x 3.80m (12'6")	EPC Rating: C	
Bedroom 3	3.00m (9'10") x 2.30m (7'7")		



This central property will suit both young professional and families alike as it has direct access to Edinburgh University and is situated in the heart of Edinburgh. It is surrounded by an abundance of history, character and wonderful attractions such as the National Museum of Scotland, The Royal Mile and the open green space of the Meadows.

The Old Town itself has a wide variety of local shops, restaurants, coffee houses, eclectic boutiques and bars. Princes Street is within easy walking distance and affords a wider range of larger retail stores. Regular public transport services operate to and from the city centre and to surrounding areas.

The property is also within walking distance of Edinburgh's Waverley Station which offers an excellent rail network throughout Scotland and beyond.

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The Old Town of Edinburgh is rich in culture and history and at its heart is the Royal Mile. The Canongate is a historic section of the Royal Mile, close to Holyrood Palace and the Scottish Parliament. As well as proving attractive to visitors from around the world, the Old Town offers residents a good selection of local facilities including specialist shops, bars, restaurants and narrow closes and lanes which create a unique atmosphere and provide numerous places of interest. Walking up the Royal Mile for 3 minutes will take you to the modern architecture of the Scottish Storytelling Centre with regular events and a café, and the John Knox House museum in an area replete with beautiful hidden closes and courtyards.

Walking down the Canongate for 5 minutes, you arrive at the Queen's residence of Holyrood House, with a palace, art gallery and grounds open year-round for a single ticket. Regular bus services operate to various parts of the city and surrounding areas. The open spaces of Holyrood Park are nearby as are the manicured gardens of Dunbar Close. Commuting by train is straightforward with Waverley Station close at hand as is Edinburgh's Tram system offering quick and direct access to Edinburgh Airport.

The Location



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Part
Exchange
Available



THE SUNDAY TIMES
THE TIMES



Text and description
JUDY SHIELDS
Surveyor



Professional photography
ERIN MCMULLAN
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

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