

3/5 Browns Close

OLD TOWN, EDINBURGH, EH8 8BT



*CHARMING ONE-BEDROOM APARTMENT WITH
BALCONY IN THE HEART OF EDINBURGH'S
HISTORIC OLD TOWN*



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Set in the heart of Edinburgh's historic Old Town, this charming one-bedroom apartment offers an exceptional opportunity to enjoy city centre living just a short walk from the iconic Arthur's Seat and many of the capital's most famous landmarks.

The property features a bright and spacious open-plan living and dining area, creating a welcoming space ideal for both relaxing and entertaining. A standout feature of the room is the beautiful arched French doors, which flood the space with natural light and open directly onto a private balcony.

The Property



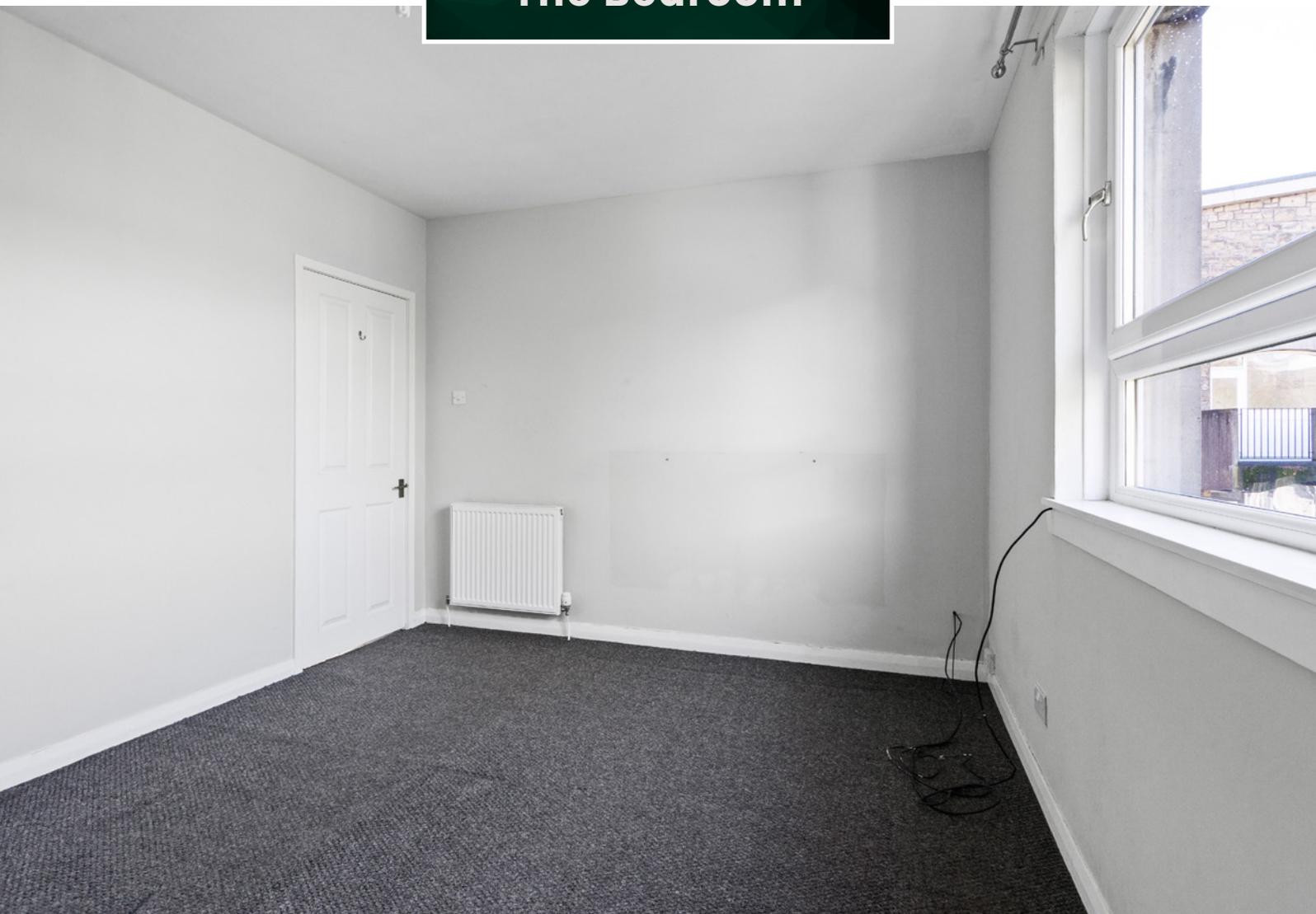


The apartment also benefits from a separate modern kitchen, a well-appointed bathroom, and a generous double bedroom. Finished in neutral décor throughout, the property offers a fresh and versatile interior ready for a new owner to make their own.



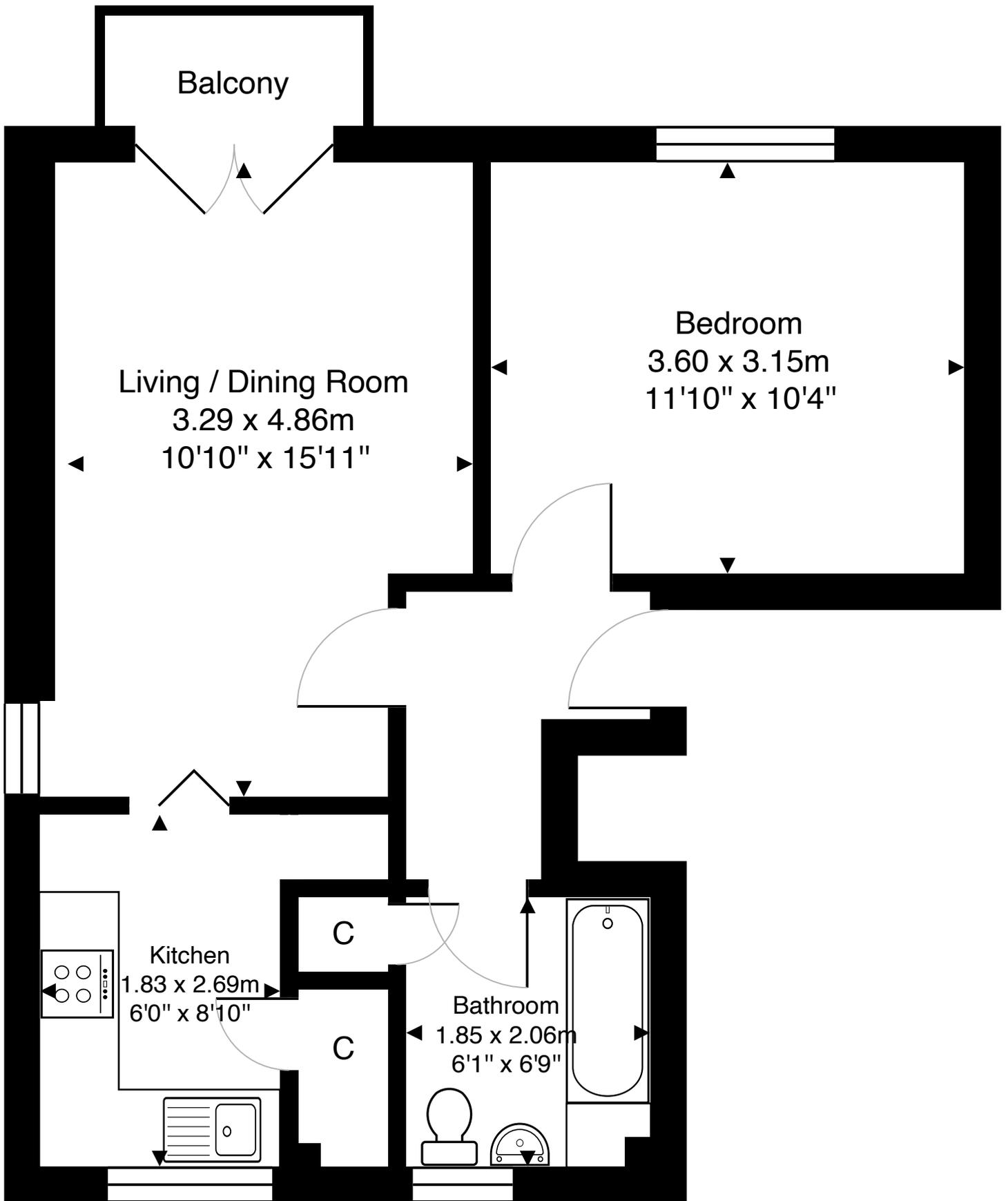


The Bedroom









Gross internal floor area (m²): 43m²

EPC Rating: C

Floor Plan



Additional amenities include a communal clothes-drying area in the attic, a shared garden accessible to all residents, and a private external lock-up ideal for bicycles and extra storage.

Perfectly positioned within Edinburgh's vibrant Old Town, the property is within easy reach of a wide selection of cafés, restaurants, shops and cultural attractions, while excellent transport links make it ideal for both professionals and investors alike.





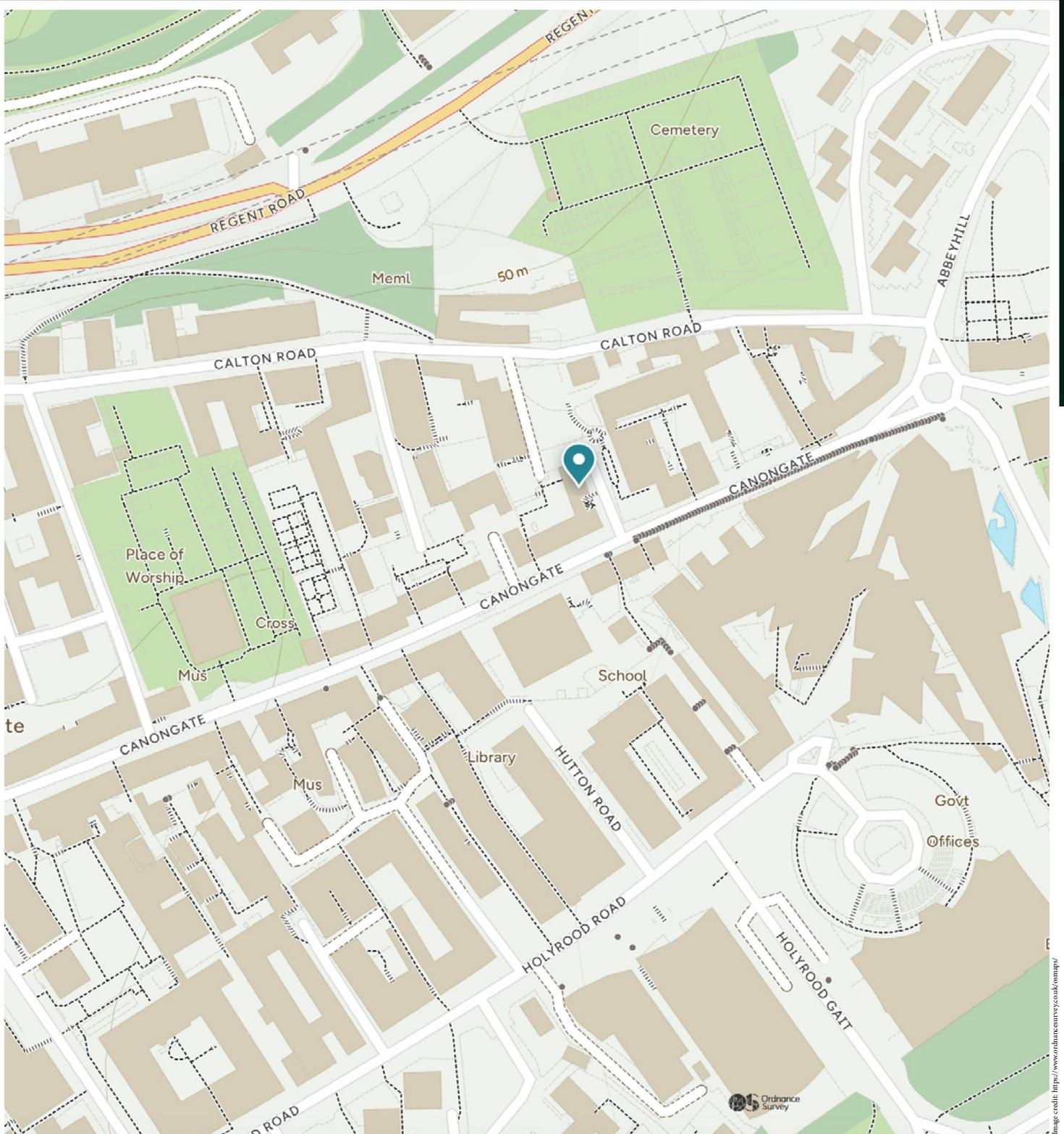


The Old Town boasts a wealth of charm and character and offers all of the benefits of City Centre living. The main shopping and commercial thoroughfares of Princes Street, The historic Royal Mile and George Street are within comfortable walking distance and include major high street retailers, fine restaurants and fashionable bars.

The property is conveniently located for the Universities of Edinburgh, Napier, Heriot-Watt, Queen Margaret, the Art College, and the Edinburgh central business district, as well as many famous and historical places of interest including galleries, museums, theatres and the new Scottish Parliament.

Excellent recreational facilities can be found at Princess Street Gardens overlooked by the flat, The Royal Commonwealth Pool and Sports Centre and pleasant walks can be enjoyed in Holyrood Park which is very close by. A wide selection of bus services are available nearby giving access to most areas of the City. For commuters, Waverley Station is a short walk away and the City Bypass is readily accessible and offers links to the A1, M8, M9, M90, the Forth Road Bridge and Edinburgh International Airport.

The Location



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THE SUNDAY TIMES
THE TIMES



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