

70/20 Cordiners Land

WEST PORT, EDINBURGH, EH1 2LF



*Main Door Top Floor Modern Flat In
The Heart Of The Grassmarket*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk

McEwan Fraser Legal is delighted to present this one-bedroom flat in the Grassmarket. The property is in walk-in condition. Fantastic central location with accessible transport links taking you all across the city, airport and within walking distance to the train station.

THE KITCHEN /LIVING ROOM



Inside, the property comprises of modern open-plan living, kitchen, and dining area with tasteful neutral decor. The kitchen benefits from built-in appliances, ample storage and worktop space. The living area also benefits from an ornate feature window and original fireplace.



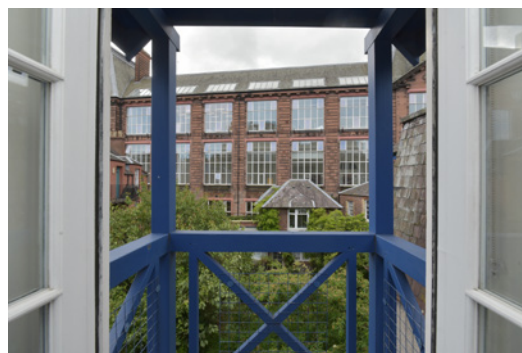
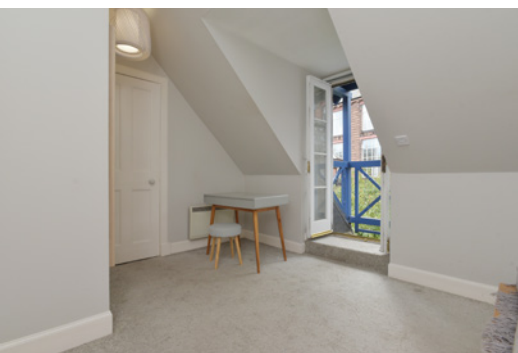


The main bathroom is partially tiled with a modern finish, and is complete with a three-piece suite and skylight, flooding the room with natural light. The bedroom is a large double room with two built-in storage cupboards, providing ample storage space. Additionally featuring a floor-to-ceiling window filling the room with natural light.

THE BATHROOM

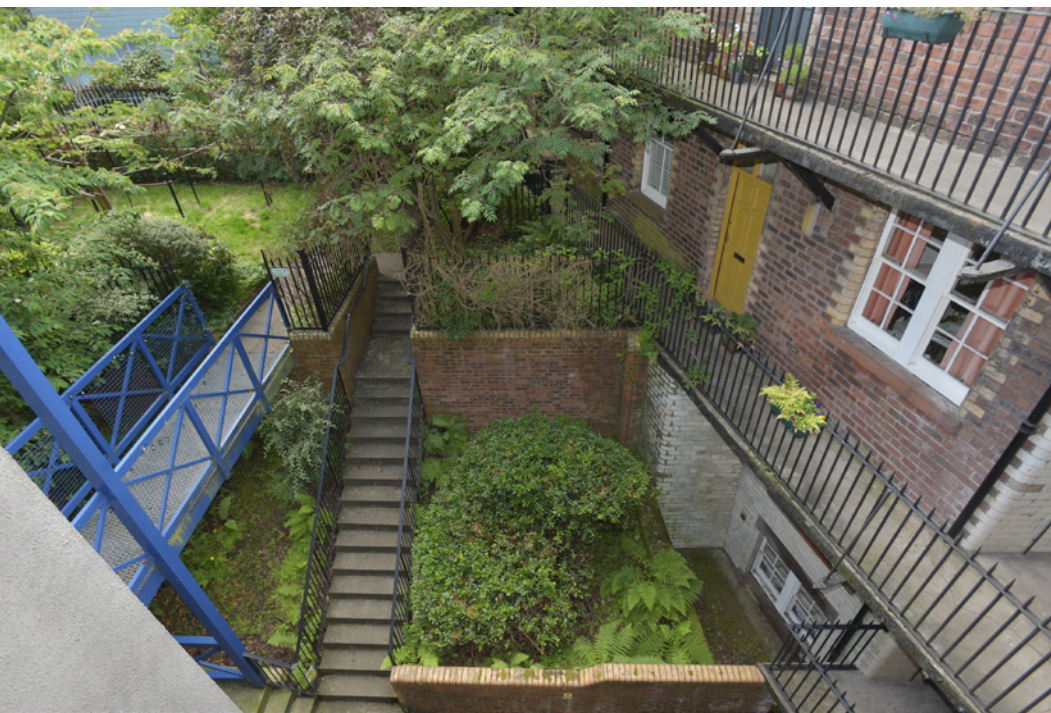


THE BEDROOM

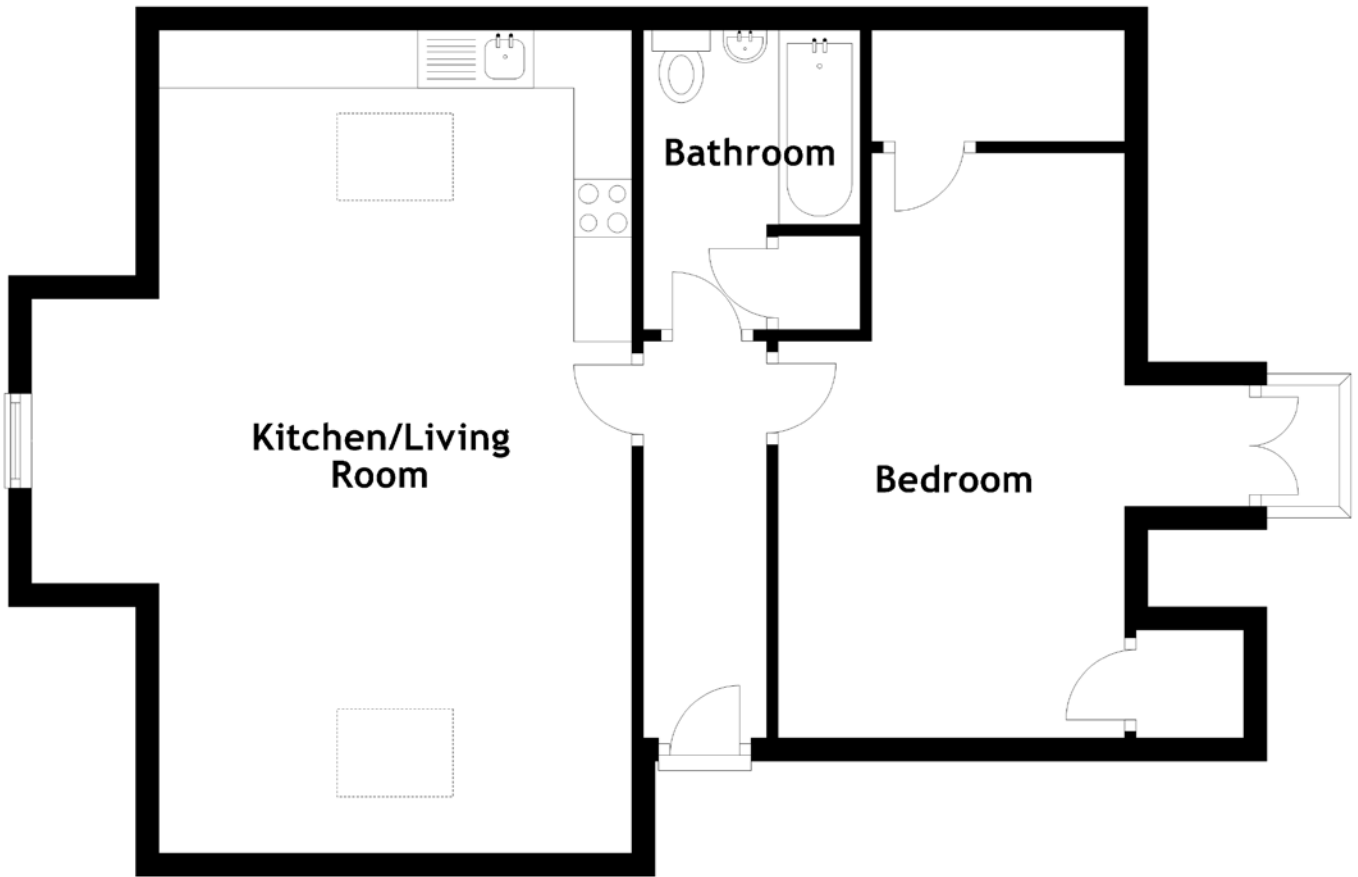


This is a rare opportunity to acquire a central flat in a fantastic location.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



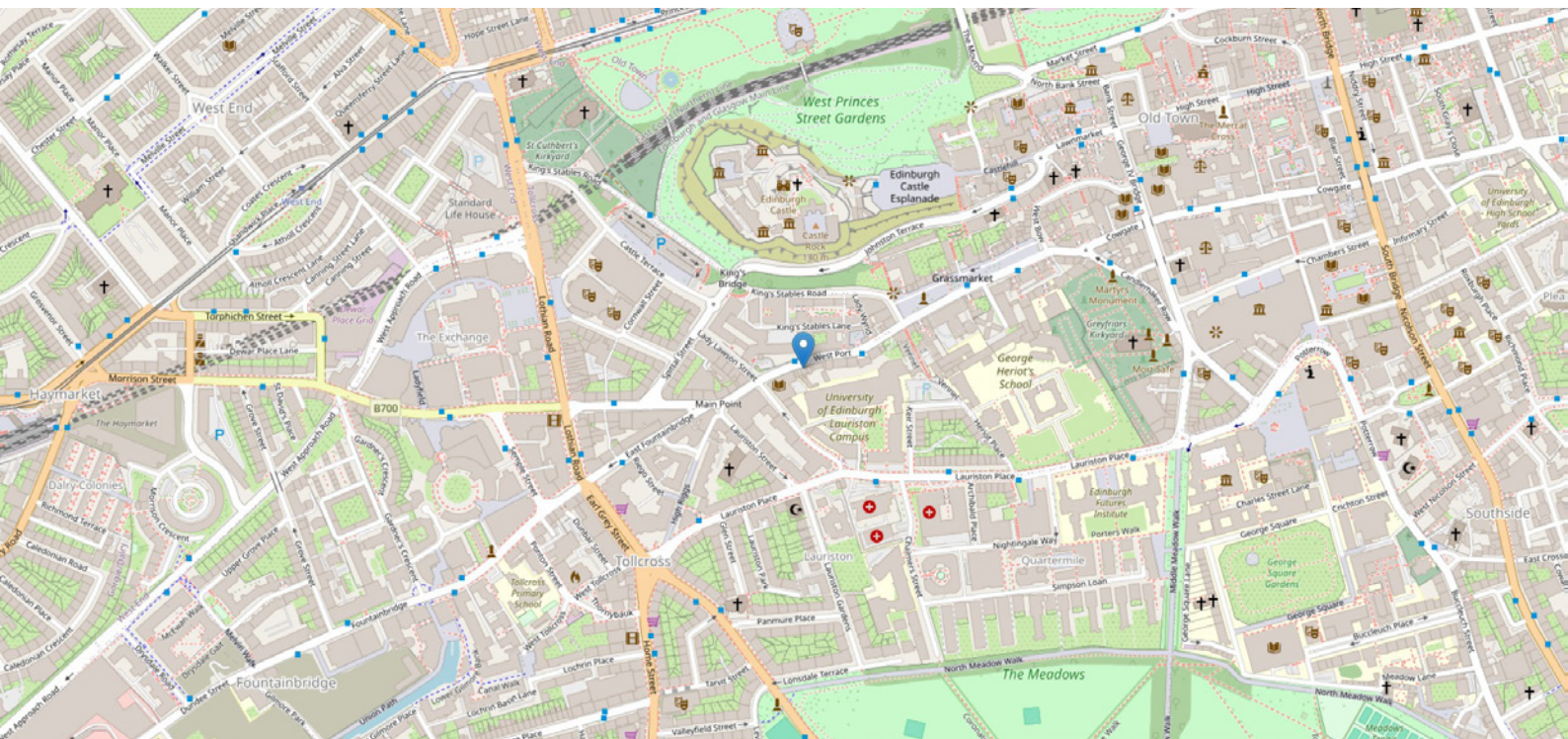
Approximate Dimensions (Taken from the widest point)

Kitchen/Living Room 7.09m (23'3") x 5.18m (17')
Bathroom 2.58m (8'6") x 1.87m (6'2")

Bedroom

5.04m (16'6") x 2.99m (9'10")

Gross internal floor area (m²): 52m²
EPC Rating: F



THE LOCATION

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.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE TIMES



Text and description
ZOE CARMICHAEL
Property Transaction Manager



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.