



27/3 Castle Terrace, Edinburgh, EH1 2EL

Impressive, Traditional, One-Bedroom, Lower Ground-Floor Flat

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Property Description

Tastefully presented and spacious, one-bedroom, lower ground-floor flat, forming part of an impressive, traditional stone-built terrace. Located in Edinburgh's highly sought-after West End.

Comprises an entrance hallway, living room, dining/kitchen, a double bedroom and a bathroom.

This period property includes tall ceilings, sash and case windows, working shutters, and classically proportioned rooms. In addition, there is contemporary flooring and lighting, gas central heating, a stylish, modern kitchen and bathroom.

There is a highly maintained and secluded, shared rear garden, including a terraced shrubbery adjacent, with a shared green beyond.

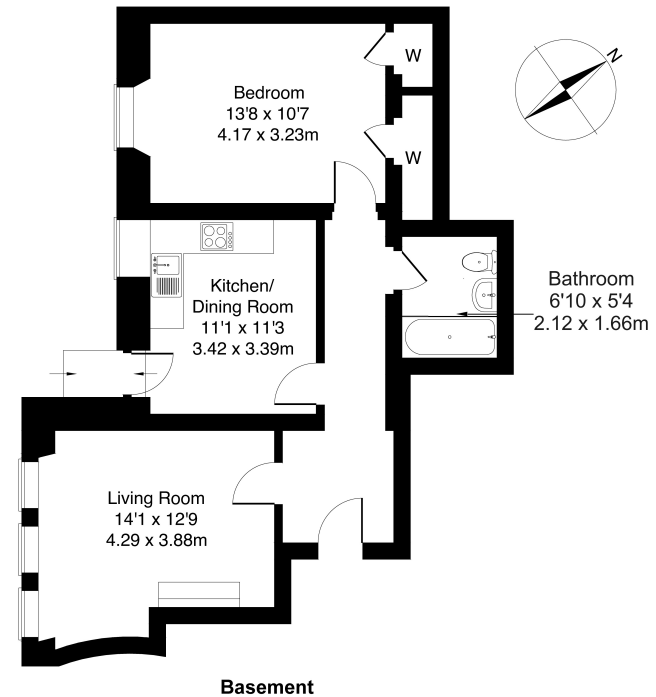
Set close to the iconic Edinburgh Castle, and close to both Princess Street and Grassmarket, there is ample zoned parking to the front and on the surrounding streets.

A bright entrance hallway is finished with light, neutral decor and modern, wood-effect flooring which continues throughout most of the flat. On the left, a tastefully presented living room is filled with natural light from tall, sash and case windows, with working shutters and garden views. Next door, a kitchen offers ample space for seated dining and provides access to the garden. Modern white units and stone-effect worktops are integrated with an oven, a gas hob and a concealed extractor fan, whilst freestanding appliances include a fridge/freezer, a dishwasher and a washing machine.

The flat's double bedroom enjoys the classical proportions and sunny, southwest-facing aspect of the living space, and further benefits from built-in wardrobe storage.

Completing the accommodation, a bathroom comprises a three-piece suite, a shower-over-bath, tiled splash walls and flooring.

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27/3 Castle Terrace, Edinburgh EH1 2EL
Approximate Gross Internal Area: (624 sq ft - 58 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

The West End incorporates a mix of impressive stone-built period properties, including some fine New Town terraces - all close to the heart of the city centre. Haymarket railway station, the tram network, and regular bus services offer superb transport links. It is well-placed for Edinburgh's financial district and all the amenities of the vibrant city centre, including shops, supermarkets,

restaurants, bars, cafés, leisure facilities, cinemas, and gyms. To the south are the Modern Art galleries with access to the Water of Leith walkway, whilst to the north, Edinburgh Quay sits at the end of the Union Canal, offering fine canalside walkways and cycle paths, whilst a little further beyond are the open spaces of the Bruntsfield Links and The Meadows.





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