



3/2, Nether Craigwell, Edinburgh, EH8 8DR

Light and Tastefully Presented One-Bedroom, First-Floor Apartment

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Property Description

Light and tastefully presented, one-bedroom, first-floor apartment, forming part of a conversion of a characterful period former brewery. Located in Edinburgh's historic Old Town conservation area, in the heart of the city.

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

An exceptional location, within easy reach of the Royal Mile, Waverley mainline station, St James Quarter, Princes Street and the open spaces of Holyrood Park. Highlights include a modern kitchen and a generous bathroom with a separate shower cubicle and contemporary flooring.

In addition, there is gas central heating, spot lighting, a secure entry system and an allocated courtyard parking space.

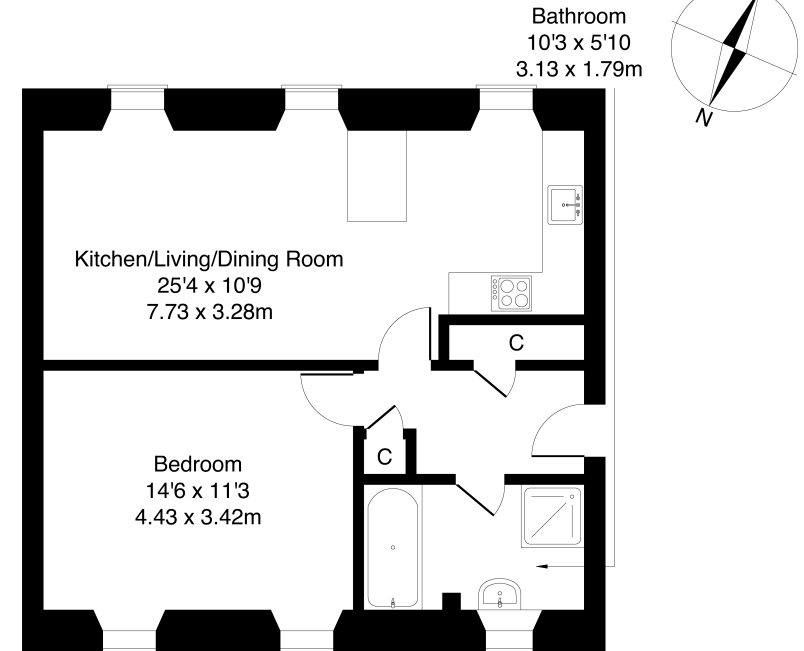
A welcoming entrance provides access to all rooms and includes two hallway cupboards, perfect for additional storage. Flowing into the open-plan kitchen/living area, the space is finished with wood-effect flooring throughout, creating a spacious and contemporary feel. The generous living area is ideal for entertaining, with seamless access to the kitchen, which features granite-effect countertops, a sleek splashback, a sink with drainer, and integrated appliances including an oven, gas hob with canopy, and fridge/freezer.

A breakfast bar adds further versatility for dining and socialising. The bedroom continues the light décor and wood-effect flooring, offering ample space for standalone furniture. Completing the home is a stylish family bathroom with panelled splash walls, a four-piece suite including a shower cubicle and separate bath, and a modern ladder-style radiator.



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Approximate Gross Internal Area: (570 sq ft - 53 sq m.)



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

Area Description

Edinburgh's Old Town is a vibrant and central World Heritage Site, offering a rich variety of amenities, facilities and attractions. Just a few hundred yards from the city centre, it is close to iconic landmarks such as Edinburgh Castle, St Giles Cathedral, the Grassmarket, the Scottish Parliament, Holyrood Park, and Arthur's Seat. The Royal Mile is a bustling thoroughfare lined with

numerous bars, restaurants, bistros, cafés, and speciality shops. Major shopping streets like Princes Street and George Street are within easy walking distance, as are key travel hubs including Waverley Railway Station, St Andrew's Square, and York Place, providing excellent connections for onward travel.





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