



7/3 West Port, Grassmarket, Edinburgh, EH1 2JA

Rarely Available, Tastefully-Presented & Spacious, Two-Bedroom, Second-Floor, Corner Aspect Apartment

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Property Description

Rarely available, tastefully-presented and spacious, two-bedroom, second-floor, corner aspect apartment. Forming part of an impressive "B-Listed", traditional stone-built tenement, overlooking Edinburgh's vibrant Grassmarket, in the heart of the city.

Comprises an entrance hallway, living room, dining/kitchen, two double bedrooms, and a shower room.

This period property includes tall ceilings, sash and case windows, a modern fitted kitchen and a stylish bathroom. In addition, there is contemporary flooring, gas central heating, superb storage provision and a secured entry system.

Set close to the iconic Edinburgh Castle and ease of access to all the major sites of the Capital, with ample zoned parking on the surrounding streets.

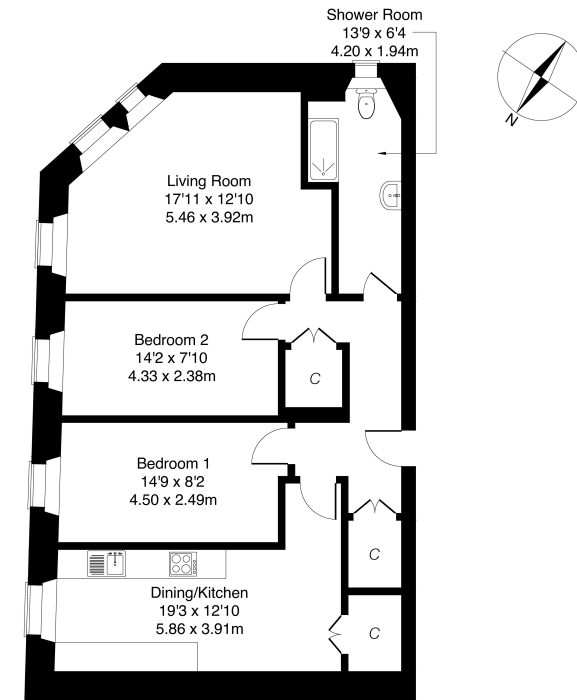
A welcoming entrance hall gives access throughout and features two deep store cupboards, modern wood-effect flooring and a secured entry system. Taking advantage of the property's corner aspect, an impressive lounge has superb natural light, a feature fireplace, carpeted flooring and a central light fitting with a ceiling rose. A spacious kitchen includes a deep store cupboard (also housing a chest freezer) and ample space for a dinner table. Fitted units include real-wood worktops, a ceramic sink, a freestanding washing machine; and an integrated fridge, oven and gas hob.

Two well-proportioned bedrooms also look out over the Grassmarket and have modern flooring, together with ample space for freestanding storage. Completing the accommodation, a generous shower room has a side space window and features a modern suite including a large shower cubicle with mains mixer, tiled flooring and splash walls.



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Approximate Gross Internal Area: (893 sq ft - 83 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 Grassmarket, one of Edinburgh's most renowned and vibrant areas, has a historically rich city centre location and is adjacent to Edinburgh Castle and some of Edinburgh's major attractions and historic sites. The area boasts numerous bars, cafes, restaurants, and shops, creating a lively atmosphere, popular with visitors and locals alike. Good local shopping can be found at nearby Tollcross and Bruntsfield, and there is also a

Sainsbury's supermarket conveniently placed on West Port. Several museums, theatres, cinemas and most of the key city centre amenities are within walking distance, whilst the location is handy for Edinburgh University and Edinburgh College of Art. This central location provides access to local and national bus services, as well as to Waverley train station and the tram network for onward travel.





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