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2/2 Heriot Bridge, Grassmarket, Edinburgh, EH1 2HR

Light & Tastefully Presented, Corner Aspect, Ground Floor Main Door Flat

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Property Description

Light and tastefully presented, one-bedroom, corner aspect ground floor main door flat, with private residents' parking. Located in Edinburgh's historic Grassmarket in the Old Town conservation area, in the heart of the city.

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

Finished in neutral decor throughout, with a modern fitted kitchen, bathroom, and (just serviced) HIVE gas central heating.

In addition, there is new carpeted flooring, good storage provision and wood-framed double-glazed sash and case windows.

Positioned in a quiet elevated cul-de-sac, within a period (1920's) courtyard development, with residents' parking and patio drying areas.

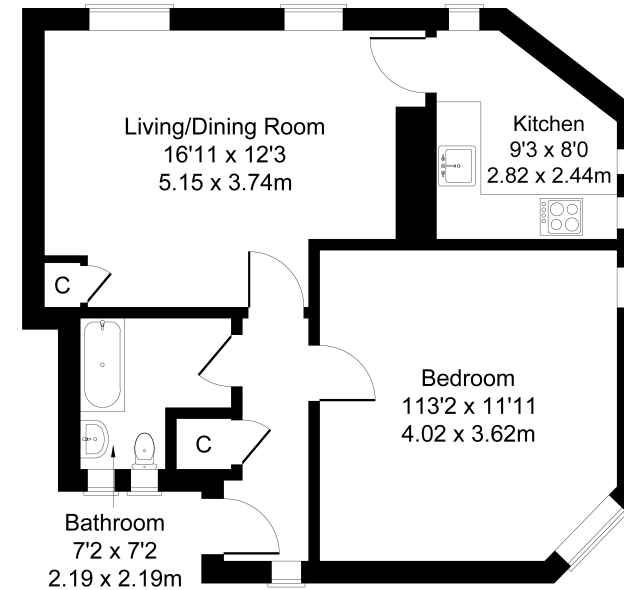
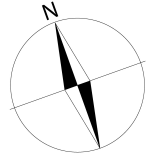
A welcoming entrance hall gives access to the majority of the property and features tiled-effect flooring, a built-in store cupboard and ample space for cloakware. A good-sized public room benefits from two windows allowing natural light, a feature fireplace, carpeted flooring, a built-in cupboard and a central pendant light fitting. Set off the living room, the corner aspect kitchen features tiled flooring and spotlighting; whilst modern units with real-wood worktops and a tiled surround include an integrated washing machine, dishwasher and electric hob.

A generous double bedroom features built-in wardrobes, carpeted flooring and a central pendant light fitting. Completing the accommodation, a stylish, family-sized bathroom is fitted with a modern three-piece suite, including a mains shower over the bath, tiled flooring and splash walls, and a ladder-style radiator.



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Approximate Gross Internal Area: (538 sq ft - 50 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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