

# 22/8, Hamilton Place, Edinburgh EH3 5AU



- An attractive second-floor flat
- Part of a B-listed traditional building
- In the New Town conservation area
- Open-plan living room/breakfasting kitchen
- High-end kitchen with integrated appliances
- Spacious double bedroom
- Modern three-piece shower room
- Communal garden laid to lawn
- Controlled permit parking (Zone 5A)
- GCH, Traditional sash and case windows, EPC C

**Offers Over  
£200,000**

**Thorntons** 

