



## Flat 3, 3 Merchant Street, Old Town, Edinburgh, EH1 2QD

Spacious and Well-Presented Four Bedroom, Second Floor Flat

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# Property Description

Spacious and well-presented four bedroom dual-aspect flat, set on the second floor of a traditional stone-built Category B-Listed tenement building, and situated in a prime location, on the doorstep of the bustling and vibrant Grassmarket, in Edinburgh's Old Town - a World Heritage Site.

Comprises: an entrance hall, open plan living/dining room and kitchen, four double bedrooms, and a shower room.

Features include tall ceilings, sash and casement windows, gas central heating, a secure entry system, and TV and telephone points.

The property also benefits from views of Edinburgh Castle, on-street permit parking, and is HMO compliant.

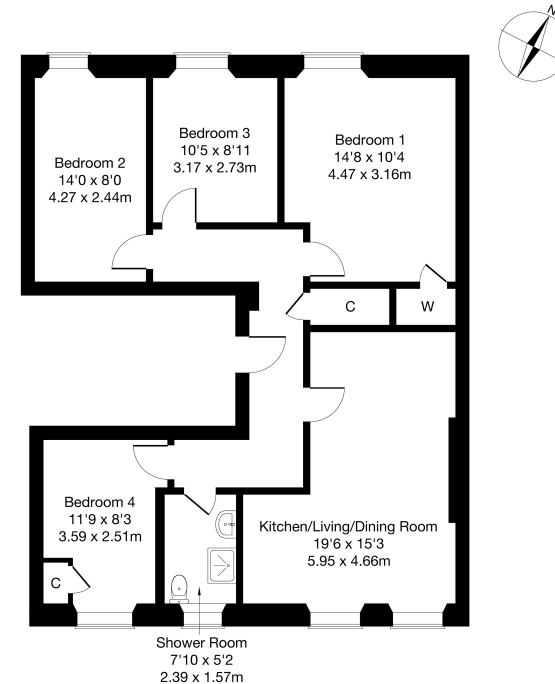
The carpeted entrance hall provides access throughout, and has a storage cupboard and the entryphone system. Set towards the front with two large windows providing plenty of natural light, the open plan public room includes contemporary wood-effect flooring and ample space for both lounge and dining furniture.

The modern kitchen is fitted with wall and base units, stone-effect worktops, a sink with drainer, a freestanding washing machine and dishwasher, and an integrated oven, gas hob and canopy, with a stainless steel backsplash.

Three double bedrooms are set towards the rear with views toward Edinburgh Castle, all with carpeted flooring and room for freestanding furniture, with bedroom one also including a built-in cupboard. Bedroom four is set to the front-aspect, as is the shower room which completes the accommodation and is fitted with a modern two-piece suite, a cubicle with an electric shower unit, and tiled flooring and splashwalls.

A Virtual 360 Tour is available online.

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**Flat 3, 3 Merchant Street, Old Town, Edinburgh EH1 2QD**  
Approximate Gross Internal Area: (958 sq ft - 89 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, a World Heritage Site, is a vibrant and central location, with a rich variety of amenities, facilities and attractions of Edinburgh's city centre just a few hundred yards away, with the iconic Edinburgh Castle, St. Giles Cathedral, the Grassmarket, the Scottish Parliament, Holyrood Park, and Arthur's Seat all within a short radius. The Royal Mile itself is a bustling thoroughfare with

numerous bars, restaurants, bistros, cafés, and speciality shopping on offer. Princes Street and George Street offer all the major shopping expected of a major city and is easily accessible on foot, as are the central travel hubs of Waverley Railway Station, St Andrew's Square, and York Place for onward travel.





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0345 646 0208

[sales@mov8realestate.com](mailto:sales@mov8realestate.com)

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### Head Office

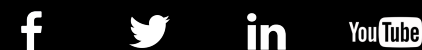
6 Redheughs Rigg, Edinburgh, EH12 9DQ

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77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



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