



Deans Properties

Deans Solicitors and Estate Agents LLP



9 OLD FISHMARKET CLOSE
OLD TOWN, EH1 1AE

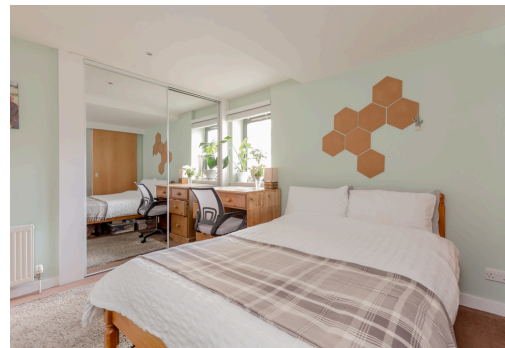


MAIN DOOR FLAT

- Living / Dining Room
- Kitchen
- Three Double Bedroom (one en-suite)
- Bathroom
- On-Street Permit Parking
- Double Glazing
- Gas Central Heating
- EPC Rating – C



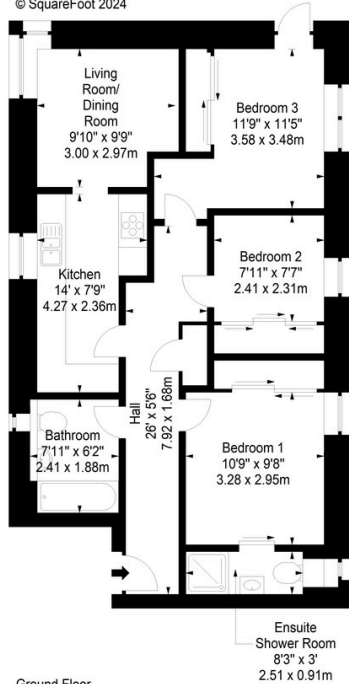
This beautifully presented main door flat, is located in the prime position of the historic Old Town in Edinburgh's City Centre. The property is a short walk from excellent amenities of bars shops and restaurants and local attractions such like the Royal Mile, St Giles Cathedral and Edinburgh Castle. There is good public transport service with Waverley Station close by. An ideal investment property, the accommodation comprises; welcoming entrance hall, light and airy living/dining room, galley style kitchen, modern bathroom, three double bedrooms all with fitted wardrobes and the master bedroom offering an en-suite shower room. The property benefits from gas central heating and double glazing. There is on-street permit parking and a lift within the main apartment building with access to a communal bike store. Included in the sale are fitted carpets and floor coverings, blinds, oven, hob, hood, fridge-freezer, washing machine and dishwasher. All appliances included above are sold as seen with no warranty provided. Other items of furniture may be sold by separate negotiation.



Old Fishmarket Close,
Edinburgh, EH1 1AE



Approx. Gross Internal Area
750 Sq Ft - 69.68 Sq M
For identification only. Not to scale.
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Ground Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.

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0131 667 1900

mail@deansproperties.co.uk

www.deansproperties.co.uk