

4/5 Old Assembly Close

172 HIGH STREET, EDINBURGH, EH1 1QX



*SITUATED IN THE HEART OF
EDINBURGH'S HISTORIC OLD TOWN*



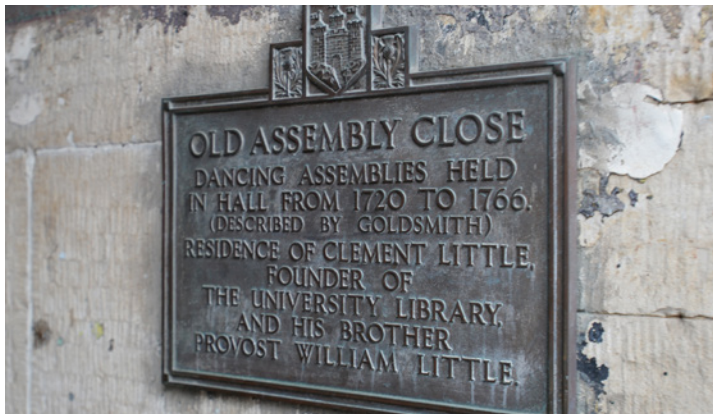
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McEwan Fraser Legal is delighted to present this generously proportioned three bedroom flat in the heart of Edinburgh's Old Town.

Inside, the property comprises a spacious living area which benefits from being flooded with natural light through two large windows which also have the original shutters and fireplace making for an excellent focal point in the room. The fully equipped kitchen is accessed via the hallway and is in good condition with an induction hob, fan oven and free-standing white goods. The kitchen also has ample space for dining space and would accommodate a table with ease.

The flat has two large double bedrooms with excellent space for free-standing storage and one spacious single room. There is one main bathroom with full white suite with shower over the bath.

In addition to this the property benefits from local permit marketing has gas central heating making for a warm home, year round.





THIS IMAGE HAS BEEN VIRTUALLY STAGED

The Kitchen



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Bedroom 1





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Bedroom 2



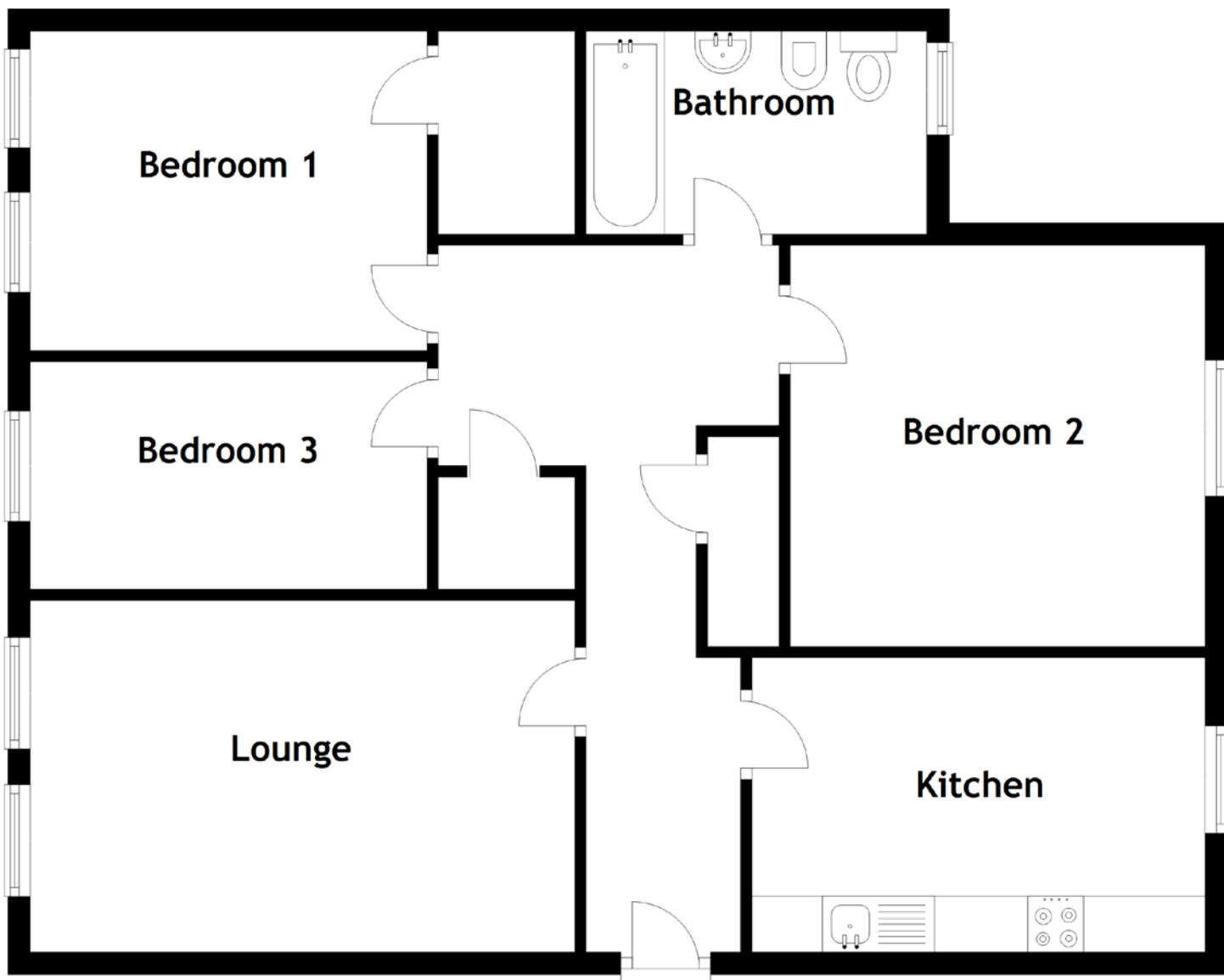
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Bedroom 3







Approximate Dimensions

(Taken from the widest point)

Lounge	4.87m (16') x 3.14m (10'4")	Bathroom	3.05m (10') x 2.06m (6'9")
Kitchen	4.05m (13'3") x 2.63m (8'8")	Gross internal floor area (m ²): 92m ²	
Bedroom 1	3.55m (11'8") x 2.85m (9'4")	EPC Rating: D	
Bedroom 2	3.71m (12'2") x 3.58m (11'9")		
Bedroom 3	3.55m (11'8") x 2.03m (6'8")		

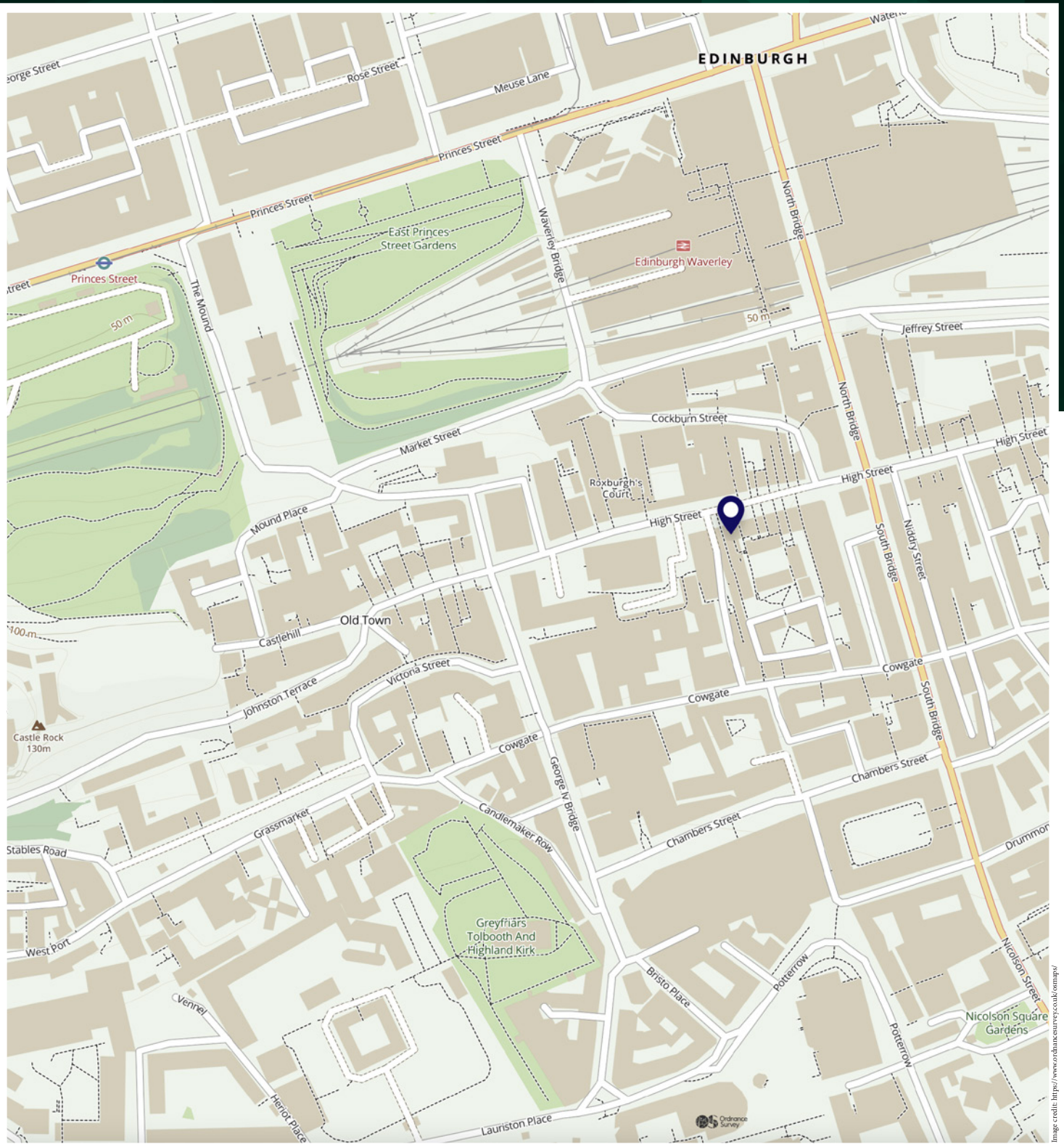


The Old Town boasts a wealth of charm and character and offers all of the benefits of City Centre living. The main shopping and commercial thoroughfares of Princes Street, The historic Royal Mile and George Street are within comfortable walking distance and include major high street retailers, fine restaurants and fashionable bars.

The property is conveniently located for the Universities of Edinburgh, Napier, Heriot-Watt, Queen Margaret, the Art College, and the Edinburgh central business district, as well as many famous and historical places of interest including galleries, museums, theatres and the new Scottish Parliament. Excellent recreational facilities can be found at Princess Street Gardens overlooked by the flat, The Royal Commonwealth Pool and Sports Centre and pleasant walks can be enjoyed in Holyrood Park which is very close by. A wide selection of bus services are available nearby giving access to most areas of the City.

For commuters, Waverley Station is a short walk away and the City Bypass is readily accessible and offers links to the A1, M8, M9, M90, the Forth Road Bridge and Edinburgh International Airport.

The Location



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**Part
Exchange
Available**



THE SUNDAY TIMES
THE TIMES



Text and description
JAMIE MCINTOSH
Surveyor



Professional photography
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Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

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