



**lindsays**

7/1 Castle Wynd South,  
Old Town, Edinburgh EH1 2JT

*"Stylish one bedroomed ground floor flat with shared garden and permit parking"*

- Sought after location, just a stone's throw from Edinburgh Castle
- Quiet, leafy outlook to the rear
- Excellent local amenities and attractions
- Stylish, open plan living room / kitchen
- Spacious double bedroom
- Contemporary shower room
- Electric Heating
- Double glazing
- Permit parking
- West facing shared rear garden

EPC Rating B

**OFFERS OVER £250,000**



## Description

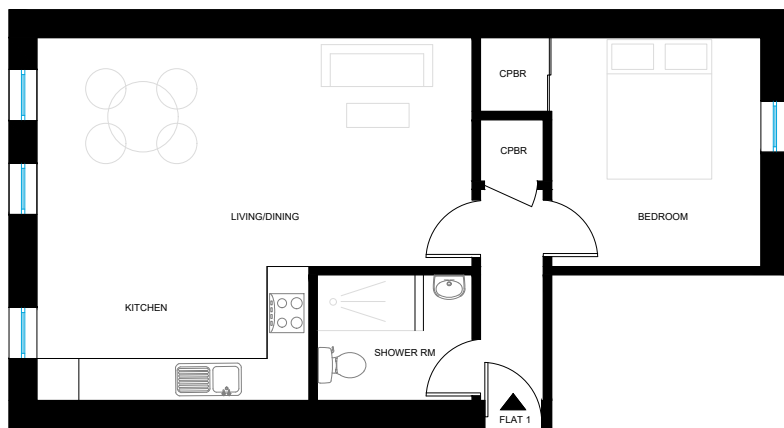
Located in the heart of Edinburgh's historic Old Town, this stylish ground floor flat has all the amenities and attractions of the Royal Mile on the doorstep. The flat has been significantly upgraded during its current ownership and now offers immaculately presented, contemporary accommodation with benefits including electric heating, double glazing and a delightful, shared garden to the rear. The accommodation is bright, generously proportioned and comprises of an open plan sitting room / kitchen, spacious double bedroom with built-in storage and the accommodation is completed by the contemporary shower room. Benefits with Planning permission and Building Warrant to replace living room windows with patio doors, to provide direct access to the garden.

## Area

The Old Town district is one of Edinburgh's most sought after residential areas, boasting a wealth of charm and character and incorporating the Royal Palace of Holyrood, the Scottish Parliament, Dynamic Earth visitor centre and Arthur's Seat. It has all the benefits of city centre living with a wide range of amenities within comfortable walking distance, including Princes Street. There is extensive shopping all around to suit everyday requirements and beyond, and recreational facilities are numerous with theatres, cinemas, restaurants and bars all close by. An efficient public transport network operates to most parts of the town, and beyond to surrounding areas. The city by-pass and the main motorway network are also within easy reach, and Waverley railway station is just a short distance away.

## Viewing

By appointment contact Lindsay's – [propertyadmin@lindsays.co.uk](mailto:propertyadmin@lindsays.co.uk)



TOTAL FLOOR AREA 46 SQM. APPROX.

### LEGEND

▲ Denotes access to the flat

T: 0131 229 4040 E: [edinburghproperty@lindsays.co.uk](mailto:edinburghproperty@lindsays.co.uk) W: [property.lindsays.co.uk](http://property.lindsays.co.uk)

Prospective purchasers are requested to note formal interest with Lindsay's as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.