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3 Geddes Entry, Royal Mile Offers over £295,000

3 Geddes Entry, 233 High Street, Royal Mile, Edinburgh, EH1 1PE





Overview

This is an extremely spacious four bedroom duplex flat with accommodation over two levels offering magnificent views over the Royal Mile and over the City to the Fife coastline. On the entrance level there is a lounge, dining kitchen, large double bedroom, bathroom with free-standing bath and separate shower cubicle along with a separate W.C. The upper landing leads to bedroom 2, bedroom 3 and bedroom 4, which is accessed from bedroom 3, all with outstanding views. There is ample storage space throughout. Extras include: carpets, blinds, gas hob, oven, automatic washing machine, installed hard-wired fire alarms throughout (for HMO compliance), part secondary glazing and gas central heating.



Accommodation

Geddes Entry is located within the historic and much sought after Royal Mile within the famous Old Town area of the City. Dating back to the 1790s, this traditional tenement is located in the central part of the Royal Mile within a short walking distance of all Edinburgh's famous tourist attractions. Edinburgh Castle is approximately 400 yards whilst at the opposite end of the Royal Mile is Holyrood Palace and the new Scottish Parliament. There is a tremendous choice of historic and contemporary shops within the immediate area whilst Princes Street is only a short walk. Leisure and recreational amenities can be found in the landscaped Princes Street Gardens. Waverley Mainline Railway Station is a short walk away and St. Andrews Square Bus Station is again within reasonable walking distance.

Security Gated Entrance

Communal Stair

Entrance Hall

Lounge 19'5" x 14'2"

Dining Kitchen 16'10" x 12'5"

Bedroom 1 21'2" x 14'4"

Bedroom 2 20'2" x 14'2"

Bedroom 3 13'6" x 11'8"

Bedroom 4 13'7" x 5'1"

Bathroom

Separate W.C.

Central Heating

The property has gas central heating.

Glazing

The property has partial secondary glazing.

Parking

Parking by resident's permit or meter.



Additional Information

Travel Directions

Travelling south from North Bridge take first right onto the Royal Mile (High Street), the property entrance is approximately 100 metres on the right.

Viewing

Through Inksters on 0845 241 1222 (calls taken 9am to 9pm on weekdays and 10am to 4pm at weekends) or call the vendor directly on 07929 931 094.

Entry Date

Negotiable

Home Report

A Home Report is available with a valuation of £295,000.

Note

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.