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FLAT 4, 54 ST MARY'S STREET



District	Old Town
Property Type	Second Floor Flat
Seller	R Bell
Price	Offers Over £137,000

St Mary's Street links the Royal Mile to the Cowgate and then continues in a southerly direction as The Pleasance - all historic and iconic names within Edinburgh's history. Number 54 lies close to the Cowgate - it is a building in the Scottish style featuring the traditional crow step gables. The tenement has all been cleaned so you see the lovely pale colour of the stone and this process went hand in glove with an internal refurbishment of the stairs and so forth. The flat itself has just had a makeover prior to being put on the market and you will see clearly from the photographs that it is now a very attractive, contemporary, city centre flat, ideal for one or two people. The accommodation comprises:

HALL, LOUNGE WITH FITTED EQUIPPED KITCHEN AREA, GENEROUS DOUBLE BEDROOM, SHOWER-ROOM

There is a superb facility at the back of the block, this being a terraced 'balcony' garden, accessed from a door on the stair half landing. All the adjoining tenements have interlinked balconies and from one of these there is an outside stair leading down to a garden area - there is vehicular access from a nearby lane named Boyd's entry (who was Boyd?!) The balconies give you a view towards Arthurs Seat and Holyrood Park which is an easy enough stroll away.

As part of the refurbishment, the flat was re-carpeted and redecorated and new appliances (Cooker, Washing Machine and Fridge) have been fitted into the kitchen area - these will come as included extras in the sale of the flat, as will the curtains. Being west facing, the flat is light and bright right through the afternoon - some Old Town properties can be a tad gloomy, but not this one! There is economical white meter heating.

Viewing: Sundays 2-3pm, or call 0131 334 8977 for an appointment

54/4 ST MARY'S STREET

HALL

Carpeted in mid brown teamed with white walls and doors, this has a useful walk in storage cum airing cupboard which houses the hot water tank but which has plenty space for a Hoover and so on. It would have been where you stored your coal when solid fuel was the only means of cooking and heating!

LOUNGE AND KITCHEN 15' by 10'3 4m54 x 3m12



Pristine white walls greet you as you walk in, and with sun pouring in through the window (which, as spring approaches, hopefully it will do more and more often!) this is a mood uplifting bright room. The beige corded carpet works well in the overall décor scheme with the russet and gold full length curtains. On the wall that adjoins the bedroom there is a shelved alcove close to the window. The a compact kitchen area at one end of the room will give you all you need, with everything within an arms span - the flooring here is in easy wipe vinyl. Track spotlight.

BEDROOM 15' by 10'3 4m54 x 3m12



The feel in this room is similar to the Lounge, with it having been decorated and carpeted similarly. It is a good sized room - you will see there is plenty space for a double bed and more besides, making it comfortable for two people - some flats have bedrooms that are just a tad neat leading to a couple feeling that they are just somewhat hemmed in.

SHOWER-ROOM

This has a fully tiled shower cubicle and a loo and a sink.



These particulars, whilst carefully prepared are not warranted and do not form part of any contract of sale. Interested parties should have their solicitors note interest with the selling agents in order that they may be advised if a closing date is set for receipt of offers.