



9/3 Buccleuch Street, Edinburgh, EH8 9JN

Bright and spacious one bedroom first floor flat close to excellent amenities

URQUHARTS
EDINBURGH



DESCRIPTION

9/3 Buccleuch Street is a bright and spacious one bedroom first floor flat, forming part of a historic C-Listed building, situated in the desirable Newington area. The location is superb with excellent local amenities and schools/universities and is a convenient distance from the city centre & surrounding areas. The property would make for a fantastic first-time buyer or buy-to-let investment opportunity.

Entrance hall; spacious south-facing living room / dining room with twin windows to the front and feature electric fireplace; fitted breakfasting kitchen with wall and base units and integrated appliances; good-sized double bedroom overlooking the rear communal garden; and a bathroom.

ACCOMMODATION

Entrance hall. Living room / Dining room. Kitchen. Double bedroom. Bathroom.

Gas central heating. Single glazed sash and case astragalged units. Well-maintained communal rear garden. Residents permit and on street pay & display parking.

NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.

3. All measurements are approximate and any plans are for guidance only and are not guaranteed.

4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.

LOCATION

Newington is a desirable residential area situated approximately 1½ miles south of the city centre. Local shops cater for everyday needs, and Cameron Toll Shopping Centre with a Sainsbury's supermarket is only a short distance away. The location is convenient for those studying or working at the Edinburgh University campuses, the Royal Infirmary, and the Scottish Parliament all within short distance of the property. There are plenty of recreational facilities in the area including the Royal Commonwealth Pool, the green open spaces of Holyrood Park, Arthurs Seat, The Meadows, Blackford Hill, and several well-renowned golf courses. Nearby districts of the Grange, Morningside and Marchmont are all within easy reach offering further shops including a Waitrose and M&S Food Hall, cafes, and recreational facilities. Regular buses operate to and from the city centre and surrounding areas, and the City Bypass is easily accessible with links to the major motorway network, Edinburgh Airport and the Forth Road Bridge/Queensferry Crossing.

INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains, blinds, and kitchen appliances. All furniture can be included in the sale.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

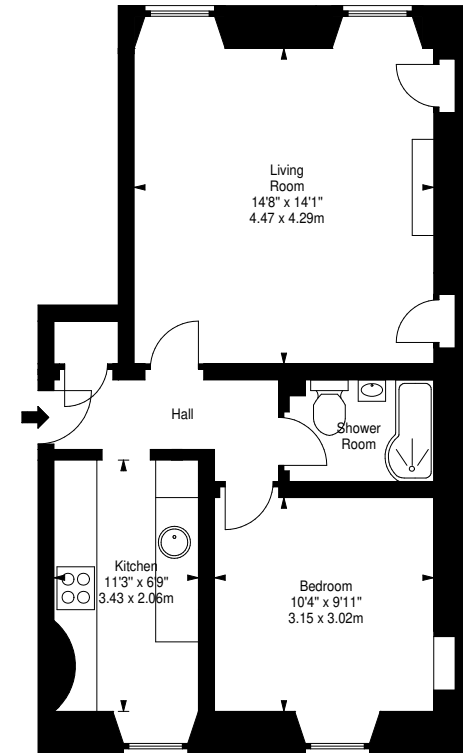
The property has a Council Tax Band **B**

The property has an Energy Rating Category **C**

9/3 Buccleuch Street,
Edinburgh,
Midlothian, EH8 9JN



Approx. Gross Internal Area
529 Sq Ft - 49.14 Sq M
For identification only. Not to scale.
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First Floor