



FOR SALE

4/7 St Patricks Square
EDINBURGH, EH8 9EZ



Overlooking St Patrick Square Gardens, this attractive one bedroom, second floor flat forms part of a traditional building. Located in the very heart of Edinburgh, the property is an ideal opportunity for a first-time buyer or buy-to-let investor.

All price and viewing details are available on our website www.acepm.co.uk



0131 229 4400
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AREA

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Accessed off the common stair, the accommodation comprises: entrance hall, with storage cupboard; sitting room; fitted kitchen/breakfast-room with modern wall and base units; double bedroom with fitted wardrobe and a newly modernised bathroom fitted with a white three-piece suite, incorporating an electric shower over the bath.

Features include: secure entry phone system, secondary double glazing, and electric heating.

DESCRIPTION

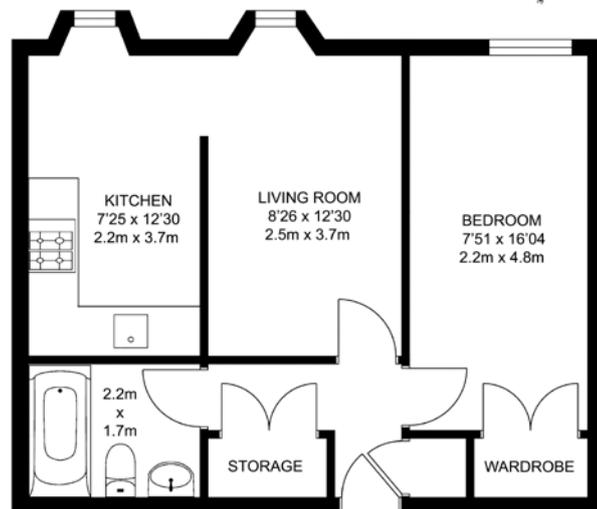
The city centre is quite literally on the doorstep and as such this property benefits from the full range of city centre amenities. Local shopping is first class, where a variety of local and specialist shops are to be found, and in addition, nearby Cameron Toll Shopping Centre offers a range of high street names along with both an Aldi and Sainsbury's superstore.

Leisure and recreational amenities can be found throughout the city, many within walking distance, including an abundance of pubs, restaurants, museums, art galleries, cinemas and theatres. The Royal Commonwealth Pool and the open spaces of The Meadows, Holyrood Park and Arthur's Seat are also close by.

The property is well placed for the City's business and commerce centres, the Scottish Parliament, Sick Kids Hospital and The New Royal Infirmary.

For the commuter, regular bus services take you to the City Centre and surrounding areas. For those travelling further afield, the City Bypass is within easy driving distance and provides access to the main motorway networks, Edinburgh Airport and the Forth Bridges, whilst Waverley railway station is also nearby.

4/7 St Patricks Square, Edinburgh



TOTAL APPROX FLOOR AREA: 413.7 Sq Ft (38.4 Sq M)
APPROX CEILING HEIGHT: 2.2m
MEASUREMENTS ARE APPROXIMATE
MARKETING PHOTOGRAPHY LTD 2018

DISCLAIMER

While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.

For more information and to arrange a viewing
call **0131 229 4400** or email **sales@acepm.co.uk**

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