



4/9 Cowgatehead Old Town, Edinburgh EH1 1JU



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Summary

Exceptionally appealing to professionals and investors, this one-bedroom tenement flat enjoys an unrivalled city centre location just off the bustling Grassmarket, within the historic Old Town Conservation Area and Edinburgh World Heritage Site. Positioned on the fifth floor, it faces south with attractive views over the leafy grounds of Greyfriars Kirk. The bright, modern interiors are tastefully understated and illuminated by charming twelve-pane windows. The accommodation includes a double bedroom with storage, an open-plan reception room and kitchen, and a bathroom. Additionally, there is a communal courtyard, and on-street parking is controlled to prioritise residents.

Extras: The sale includes the built-in fridge/freezer and washing machine. Whilst all furniture is available by separate negotiation.

Features

- Prime address in Edinburgh's historic Old Town
- Tasteful modern interiors with leafy views
- South-facing fifth/top-floor tenement flat
- Communal stairwell and secure entry system
- Entrance hall with storage
- Open-plan living/dining room and kitchen
- One double bedroom with storage
- Bathroom with shower-over-bath
- Access to a communal courtyard
- Controlled on-street parking (Zone 4)
- Gas central heating and partial double glazing

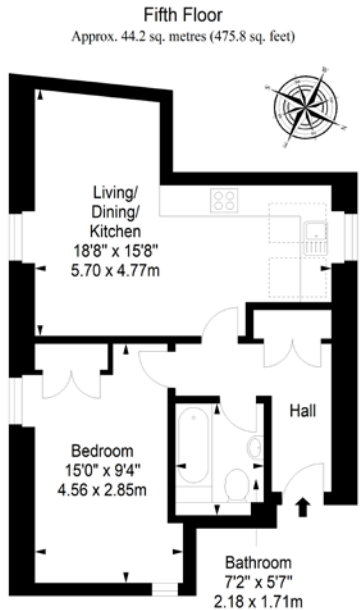








Floorplan



Total area: approx. 44.2 sq. metres (475.8 sq. feet)

EPC Rating - D | Council tax band - C | Home report Value - £250,000



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Price & Viewings

Please refer to our website
www.watermans.co.uk

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ēspc
rightmove



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