



## 60 (1F3) St Mary's Street Old Town, Edinburgh EH1 1SX



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## Summary

Welcome to a traditional one-bedroom first-floor city flat which forms part of a B-listed Scots Baronial tenement within the heart of Edinburgh's highly sought-after Old Town, close to all the city centre offers. This property is brought to market move-in ready, enjoying attractive modern interiors finished to high standards throughout. Neutral décor is paired with quality fixtures and fittings creating a beautiful residence that is perfect for couples, first-time buyers, city professionals, and rental investors. It is a fantastic home for anyone who like to be within easy strolling distance of the capital's world-class amenities and cultural attractions.

Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances to be included in the sale.

## Features

- A beautiful first-floor flat in move-in condition
- Part of a significant B-listed building
- In the prestigious Old Town conservation area
- Modern styling and hardwood floors
- Entrance hall with two cupboards
- Elegant living and dining room
- Quality kitchen that is well appointed
- Airy double bedroom with built-in wardrobe
- Modern three-piece shower room
- Communal garden
- Controlled permit parking (Zone 3)
- Gas central heating and sash windows







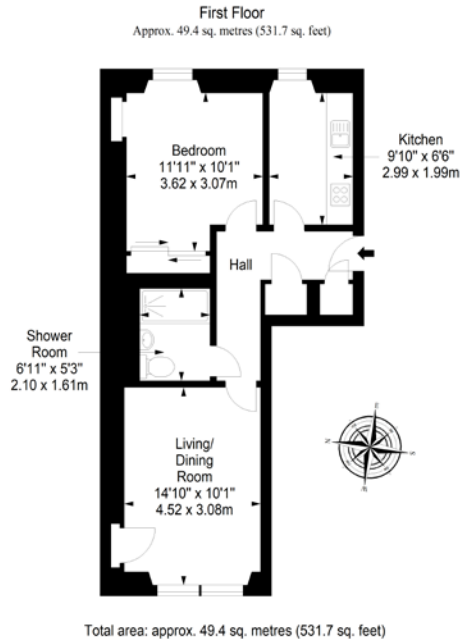








## Floorplan



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



## Price & Viewings

Please refer to our website  
[www.watermans.co.uk](http://www.watermans.co.uk)

### Edinburgh

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