



**15/10 Buccleuch Street
Newington, EH8 9JN**

By Telephone Appointment only contact Murray Snell on Tel: 0131 253 2850

**Offers Over
£155,000**



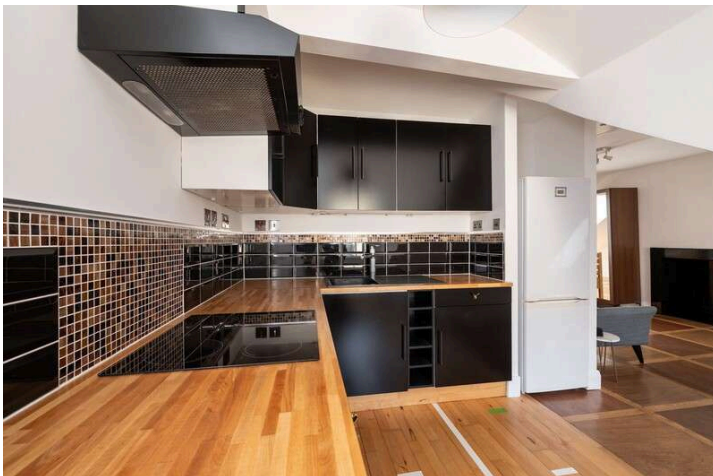
PROPERTY DESCRIPTION

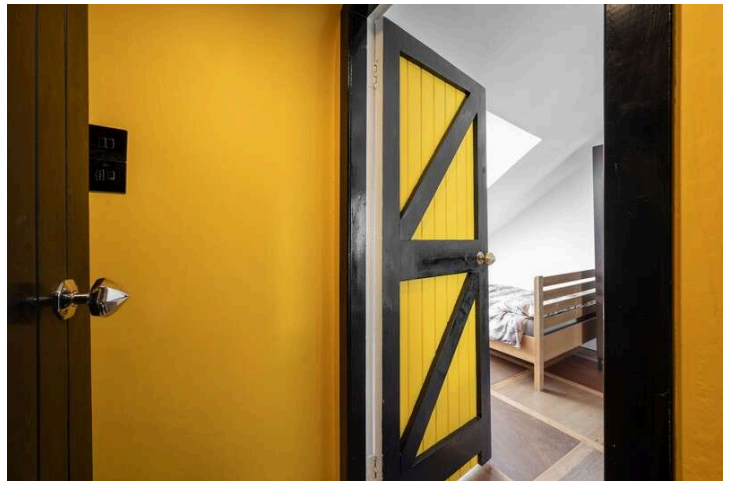
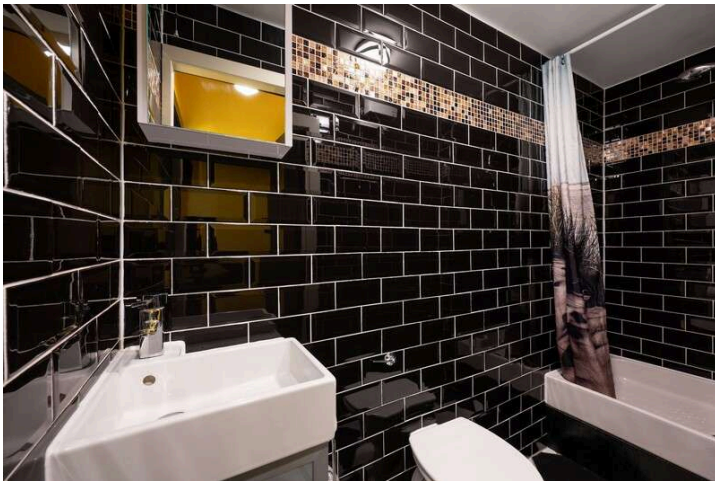
Set on the top floor of a period building in an excellent central location close to The Meadows and Edinburgh University, this bright studio apartment is presented in great condition and offers practical living space within easy reach of the capital's most popular attractions.

- Centrally Located Studio Flat
- Top (Fourth) Floor
- Stylishly Presented
- Large Versatile Studio Room With Living And Sleeping Areas
- Dual Aspect Windows With Pleasant Views
- Contemporary Kitchen/Dining Area
- Modern Fully-Tiled Shower Room
- Floored Attic Space
- Electric Heating
- Double-Glazing

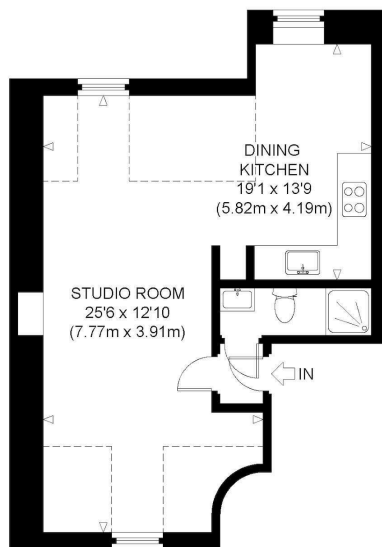
- Shared Garden To Rear
- Superb Central Location Close To Meadows/University

The handsome period building is located on Buccleuch Street, just near the end of Buccleuch Place, close to George Square, at the heart of Edinburgh University. There are a very wide array of coffee shops and restaurants in the immediate vicinity catering to most tastes and budgets. The wide open spaces of The Meadows are only moments away, and along with Arthur's Seat, it provides a delightful and leafy escape from city life. There are many shops and supermarkets located nearby on Clerk Street, and there are more food options located at Forrest Road. The historical Old Town lies just a little further away and Princes Street and St James Quarter are a little further again. There is a bus stop on Buccleuch Street affording access to many parts of the city and for those looking to travel further afield, Waverley Station is approximately 0.6 miles away.









FOURTH FLOOR
GROSS INTERNAL
FLOOR AREA 426 SQ FT / 39.6 SQ M

BUCCLEUCH STREET
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 426 SQ FT / 39.6 SQ M
(INCLUDING AREAS OF RESTRICTED HEIGHT)

All measurements and fixtures including doors and windows
are approximate and should be independently verified.

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SPECIAL NOTES

1. These particulars do not form part of an offer or contract.
2. Whilst these particulars are believed to be correct, they are not guaranteed and prospective purchasers must satisfy themselves as to their accuracy.
3. All measurements are approximate and any floor plan attached indicative only.
4. The services and appliances (if any) included in the sale have not been tested
5. Prospective purchasers are advised to contact Murray Snell W.S. in order that they may be notified of a closing date being fixed for receipt of offers.
6. The seller shall not be bound to accept the highest or any offer.

AUTHORISED TO CONDUCT INCIDENTAL FINANCIAL BUSINESS BY THE LAW SOCIETY OF SCOTLAND



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