

D.J.ALEXANDER



5/3 Old Fishmarket Close
190 High Street, Edinburgh | EH1 1RW



Property Overview

- Hallway
- Living room
- Kitchen
- Two bedrooms with built in storage
- Bathroom
- Sash Windows with secondary glazing
- Electric heating

Description

Situated between High Street and Cowgate is the historic and character filled Old Fishmarket Close. The property situated within an 1890 tenement is this beautifully presented two bedroom second floor flat.

The accommodation comprises: Hallway accessed via a communal stair. Dual aspect Living room with electric fire and wooden floor, fitted kitchen with a range of base and wall mounted units, splash back tiling, integrated oven and hob. There is ample space for freestanding appliances. The two bedrooms both have built in storage and have space for freestanding furniture. The bathroom fitted with three piece white suite with electric shower over bath completes the accommodation.

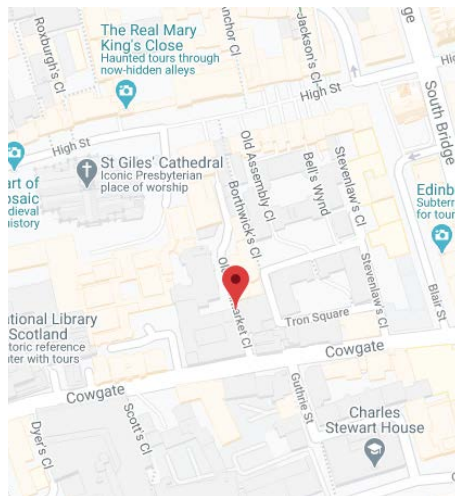


Extras: All fitted flooring, integrated appliances and window coverings are included in the sale. No warranties, guarantees or inventory will be provided.



Location

Old Fishmarket Close is located in the heart of Edinburgh's historic Old Town, a UNESCO World Heritage site. Situated close to Edinburgh Castle, the Royal Mile, the Palace of Holyrood house, as well as the Scottish Parliament. The old buildings of the 16th and 17th centuries sit side by side with their Victorian and 20th century counterparts. Shop, museums, bars and eateries are situated in the immediate vicinity. The historic attractions of The Old Town provide many local interests and Multrees Walk at St Andrews Square is renowned for shopping. Waverley and Haymarket rail stations, St Andrew Square bus station and the tram terminus are all conveniently situated and the City bypass and onward travel to the airport,



Viewings

By appointment with DJ Alexander, 1 Wemyss Place, EH3 6DH

Telephone: 0131 652 7313

Email: propertysales@djalexander.co.uk

This property, and other properties offered by D.J. Alexander can be viewed at their website www.djalexander.co.uk, as well as at affiliated websites

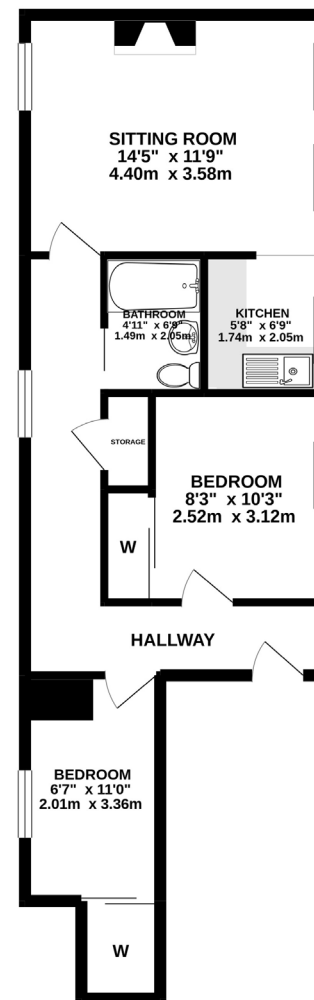
www.rightmove.co.uk, www.zoopla.co.uk, www.onthemarket.com



Important Notice:

- 1: These particulars do not form part of an offer or a contract of sale.
- 2: All statements contained herein are believed to be correct but are not guaranteed and interested purchasers must satisfy themselves as to their accuracy.
- 3: Any interested party should request their solicitor to note an interest with the Selling Agents. In the event of a closing date being set the seller(s) shall not be bound to accept the highest or any offer.
- 4: Measurements and distances are approximate and intended only as a guide. All plans are not warranted or to scale.
- 5: All services and appliances have not been tested for efficiency or safety and no warranty is given.

545 sq.ft. (50.6 sq.m.) approx.



5 OLD FISHMARKET CLOSE, EDINBURGH

TOTAL FLOOR AREA: 545 sq.ft. (50.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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