



32 Upper Gray Street  
Edinburgh,  
EH9 1SW



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Ground Floor Flat



## accommodation

- Entrance hall
- Sitting room
- Fitted kitchen
- Two double bedrooms
- Bathroom
- Allocated parking space

## features

- Laminate floor
- Electric heating
- Partial double glazing
- B Listed building
- Secure Bike Store
- Quiet courtyard development

## description

Main door, two bedroom flat in an exclusive courtyard development in the heart of Newington. Ideally located for the City Centre or within walking distance to Holyrood Park and The Meadows. The accommodation comprises entrance hall with two storage cupboards, sitting room, fitted kitchen, master bedroom with fitted wardrobes, second double bedroom also with fitted wardrobes and modern bathroom with white suite and electric shower over the bath. The property benefits from electric heating, partial double glazing and an allocated parking space within the Courtyard. Overall, this is a fabulous main door, ground floor flat, which must be viewed to be fully appreciated.

The development is managed by James Gibb and a monthly payment of approximately £65 includes buildings insurance.



EPC:  
D



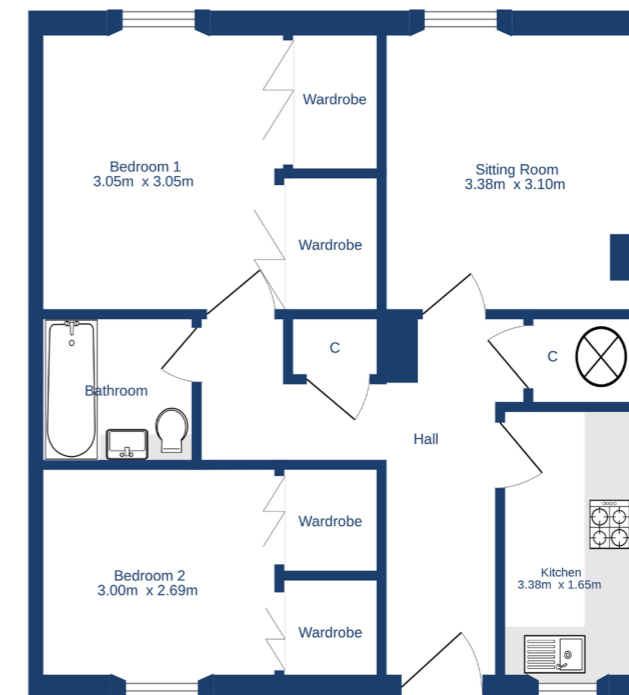
Home Report  
Value: £285,000

## Items to be included in the sale price:

Kitchen appliances (oven, hob, fridge/freezer, washing machine/tumble drier and dishwasher), blinds, ceiling light fittings and shelves in kitchen and hall.



Ground Floor  
58.2 sq.m. approx.



TOTAL FLOOR AREA: 58.2 sq.m. approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and fittings shown have not been listed and no guarantee as to their operability or efficiency can be given.  
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