





Forming part of a beautiful B-listed Victorian building, approximately midway between Edinburgh Castle and Holyrood Palace on the Royal Mile and within the UNESCO World Heritage Site New Town conservation area, this one-bedroom third-floor flat boasts unrivalled amenities on the doorstep and within easy reach. These include an eclectic range of shops, eateries, and bars, transport links connecting across the city and further afield (Waverley train station is a five-minute walk away), cultural and entertainment venues, and scenic open spaces. The flat is presented with neutral décor and some modern touches, and it is sure to appeal to a wealth of buyers. Extras: Integrated kitchen appliances comprising an oven, hob, and extractor fan will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.



## FEATURES

- Third-floor flat in the city's historic Old Town
- Part of a B-listed Victorian building
- Within the Old Town conservation area
- Secure shared entrance and stairwell
- Hallway with excellent built-in storage
- Southeast-facing living/dining room with traditional fireplace
- Bright breakfasting kitchen
- Sunny and spacious double bedroom
- Modern shower room with vanity storage and a towel radiator
- Outstanding amenities on the doorstep
- Access to a shared garden
- Storage cupboard in stairwell with space for two bikes







"THIS ONE-BEDROOM FLAT  
BOASTS AN OUTSTANDING  
LOCATION JUST OFF THE  
ROYAL MILE, WITH  
UNRIVALLED AMENITIES ON  
THE DOORSTEP."

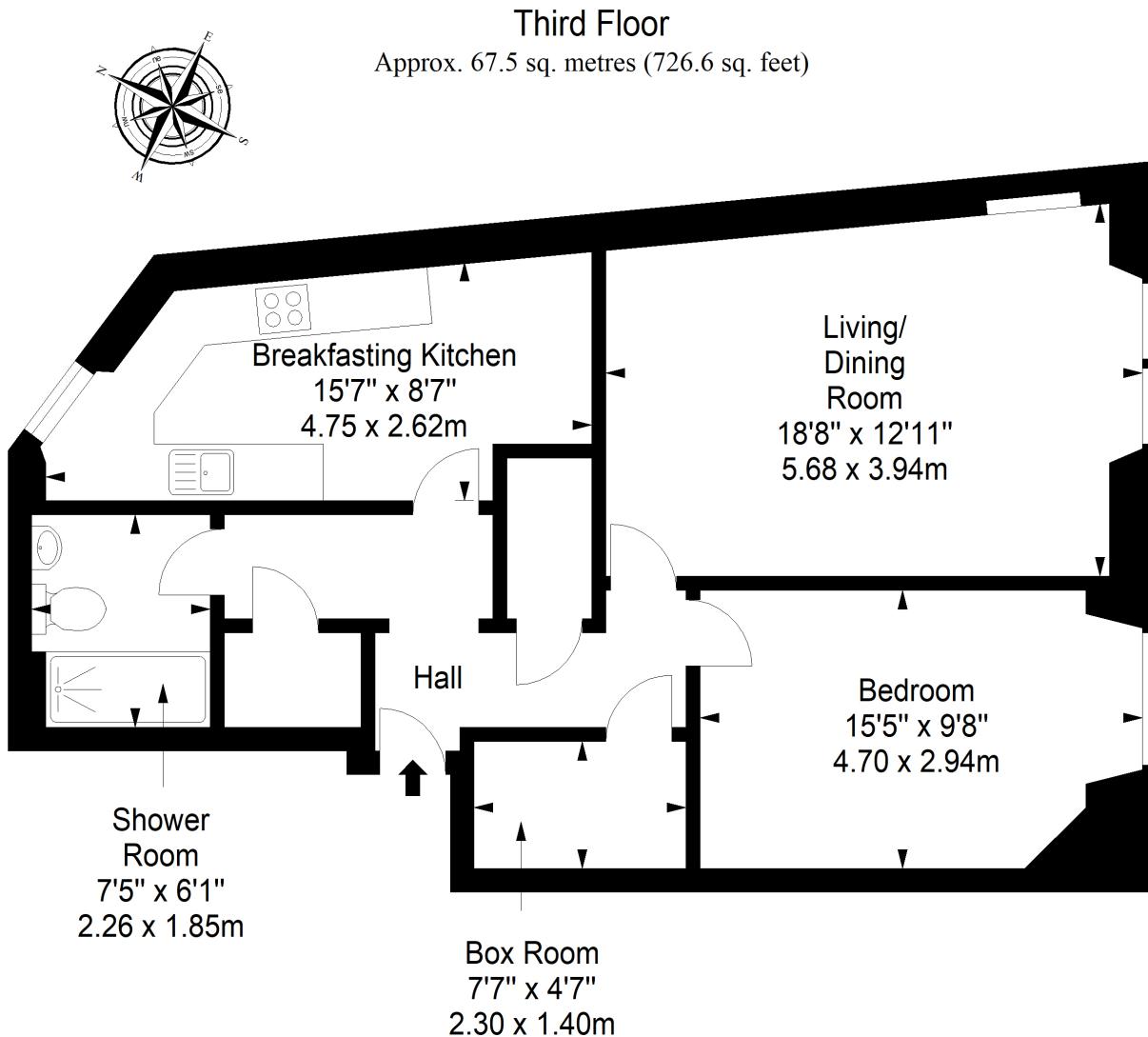




EPC RATING: **C**

COUNCIL TAX BAND: **C**

VIEWINGS: by appointment with Gilson Gray on 0131 516 5366



Total area: approx. 67.5 sq. metres (726.6 sq. feet)



GILSONGRAY.CO.UK

## EDINBURGH

29 Rutland Square  
EH1 2BW  
0131 516 5366

## GLASGOW

160 West George Street  
G2 2HQ  
0141 530 2021

## EAST LOTHIAN

33 Westgate  
EH39 4AG  
01620 893 481

## DUNDEE

2 West Marketgait  
DD1 1QN  
01382 201 000

## BORDERS

01890 880 008

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