



RALPH SAYER
SOLICITORS & ESTATE AGENTS

7/4 Saint Mary's Street

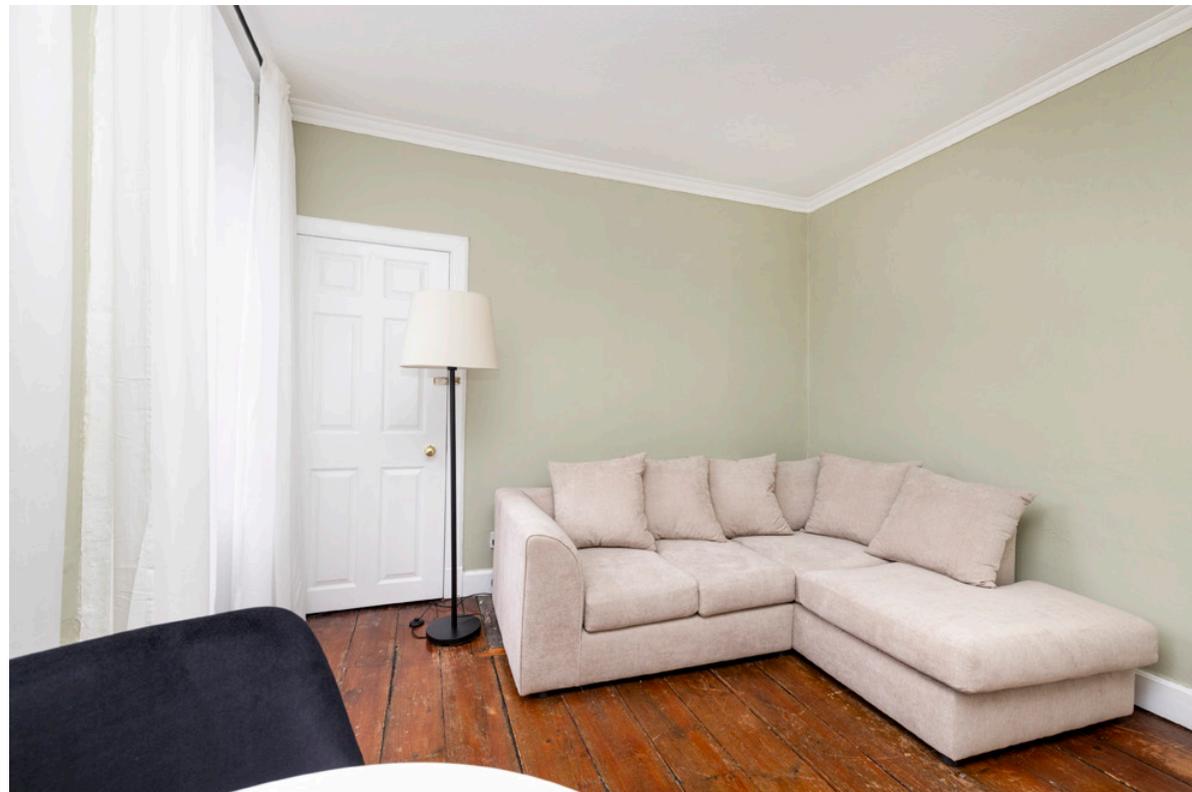
Old Town, Edinburgh, EH1 1TA

Set within the heart of Edinburgh's historic Old Town, this well-proportioned second-floor flat is a superb opportunity for investors, or those seeking a vibrant city base in one of Edinburgh's most iconic neighbourhoods. Offering an appealing blend of period character, modern comfort, and an unbeatable city-centre address, the property is perfectly placed for enjoying the capital's world-class amenities, cultural attractions, and transport links, all within easy walking distance.

The flat is accessed via a traditional secure shared stair and opens into a central hall providing access to all rooms. The living room is a welcoming space, featuring original timber floorboards, an Edinburgh press, and twin sash windows that allow excellent natural light while offering a classic Old Town outlook. There is ample room for both lounge furniture and a dining table, making it ideal for everyday living and entertaining alike. The kitchen is neatly appointed and thoughtfully laid out, with contemporary units, integrated oven and gas hob, and space for additional white goods, all in a compact footprint that ensures practicality without compromising functionality.

Property Summary

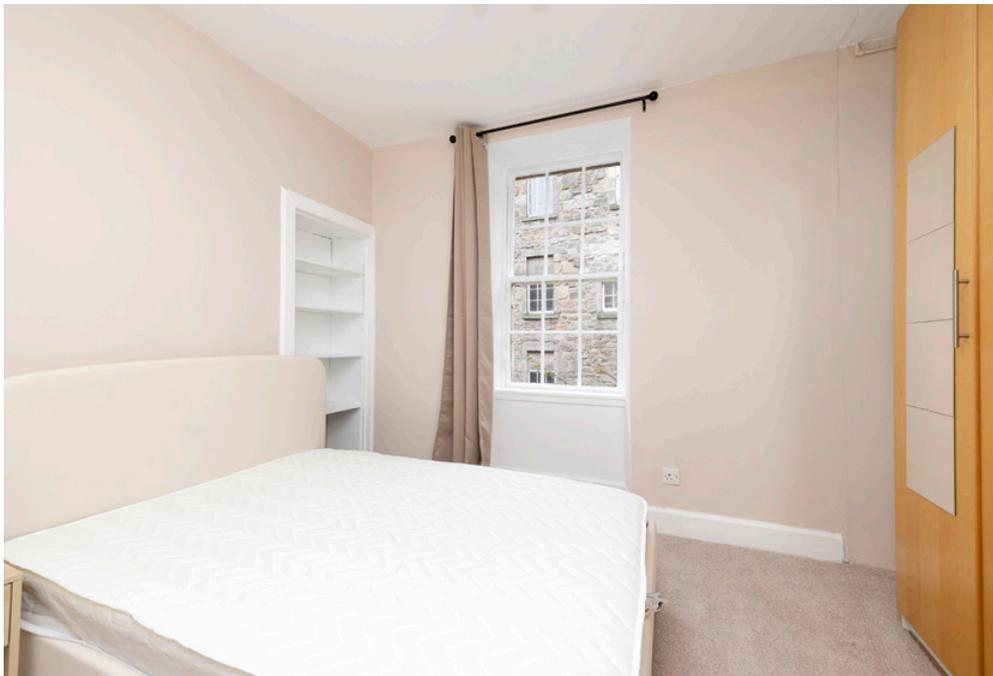
- Two-bedroom second-floor flat in a traditional tenement
- Unrivalled city-centre address just off the Royal Mile
- Accessed via a secure shared stairwell
- Welcoming hallway
- Bright living room
- Naturally-lit kitchen
- Double bedroom with storage
- Second double bedroom/home office
- Modern shower room
- Regulated on-street parking (Zone 3)
- Gas central heating
- EPC Rating - C | Council Tax Band - C
- Home Report Value - £245,000



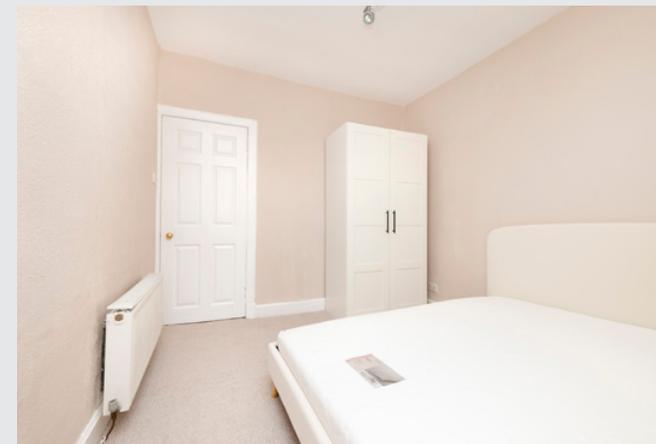
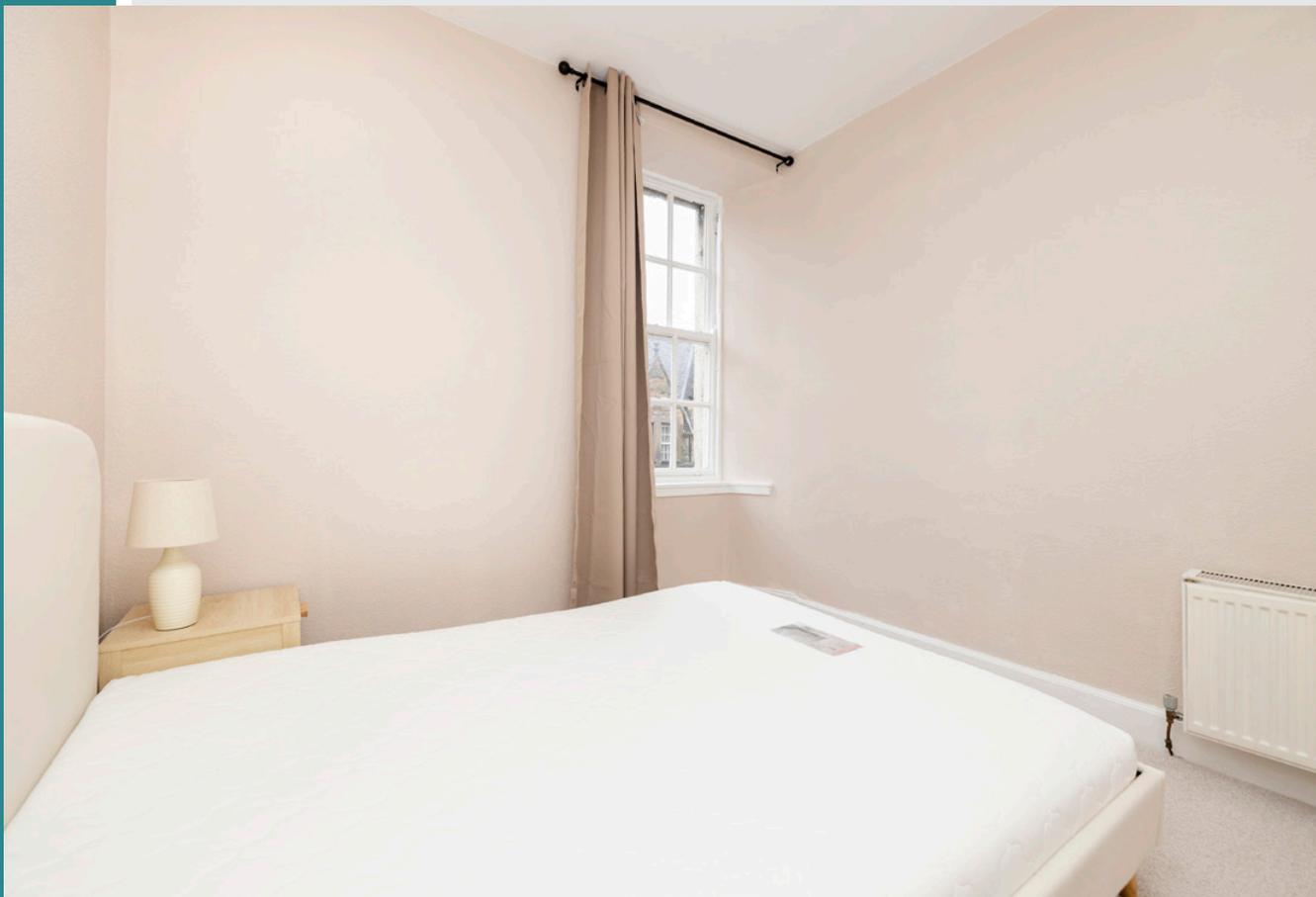




Bright living room,
a naturally-lit kitchen,
a double bedroom and a
second double bedroom/
home office







There are two generous double bedrooms, both finished in neutral décor, allowing incoming buyers to personalise with ease. The principal bedroom benefits from a quiet rear position and excellent floor space for freestanding storage, while the second bedroom offers flexibility as a guest room, home office, or additional sleeping accommodation. Completing the accommodation is a modern shower room, fitted with a corner shower enclosure, wash hand basin, and WC, all finished in clean, neutral tiling. Gas central heating ensures the flat is warm all year round. Externally, residents benefit from permit parking on surrounding streets (Zone 3), while the location places the Royal Mile, Waverley Station, universities, and a wide selection of cafés, restaurants, and shops right on the doorstep.

Extras: The sale includes all fitted floor and window coverings, light fittings and kitchen appliances.



Old Town, Edinburgh

Characterised by its narrow closes and winding medieval streets, Old Town is the oldest part of Edinburgh and recognised globally as a UNESCO World Heritage Site. Steeped in history and culture at every turn, the Old Town is home to some of the capital's most famous buildings and landmarks, namely Edinburgh Castle (perched atop an extinct volcano), St Giles' Cathedral and the Palace of Holyroodhouse. The area's cosmopolitan social scene is driven by diverse pubs and eateries, particularly at the Grassmarket, as well as the trendy bars, clubs and live music venues that now occupy the ancient underground vaults. In addition to a wealth of independent shops and boutiques, the Old Town is within easy walking distance of the main shopping district of Princes Street and George Street, as well as department stores, including Harvey Nichols and John Lewis. Residents of the Old Town are never more than a few minutes' walk from some of the capital's most beautiful green spaces, including Princes Street Gardens and Holyrood Park, and local schooling is provided at primary and secondary levels. Popular with professionals, students, and visitors alike, the Old Town is served by major transport links, including national rail links from Waverley Station, a new tramline to Edinburgh International Airport, and a comprehensive bus network.

Let us help you find your next
dream property!



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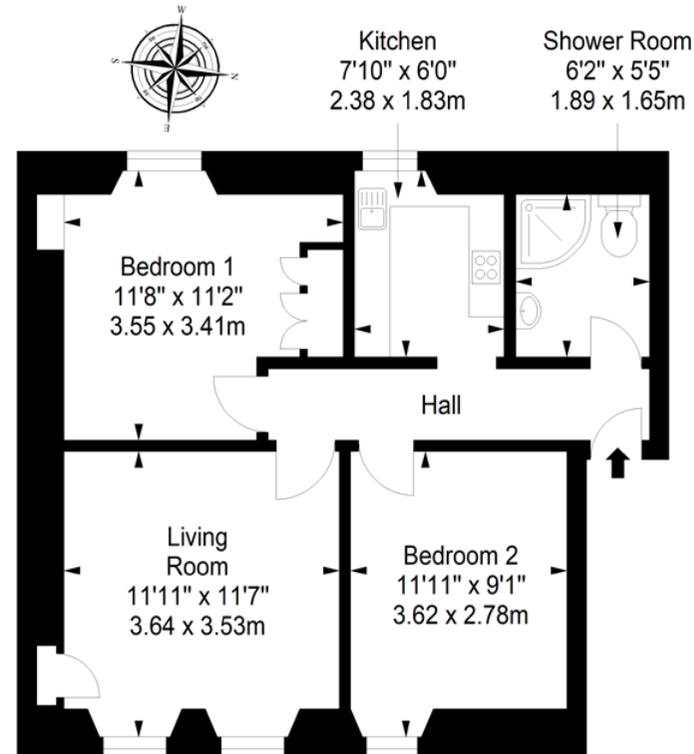
 **CHARTERED FIRM**

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Second Floor
Approx. 47.1 sq. metres (507.0 sq. feet)



Total area: approx. 47.1 sq. metres (507.0 sq. feet)