

OFFERS OVER £300,000

5/1 Victoria Street
Edinburgh, EH1 2HE

drummondmiller
Solicitors & Estate Agents



- Superb 3 bed first floor flat with exceptional views of Victoria Street
- Bright and spacious living room boasting spectacular views
- 3 generously proportioned double bedrooms
- Beautiful original hardwood flooring throughout
- Generously sized kitchen diner, ideal for everyday living and entertaining
- Gas central heating and double glazing throughout
- Shower room and separate WC
- EPC C

Description

Drummond Miller is delighted to present this rarely available three-bedroom first-floor flat, perfectly positioned on Edinburgh's iconic Victoria Street.

A welcoming entrance hallway leads into a generous lounge, beautifully enhanced by a striking cast iron fireplace. The well-proportioned kitchen diner provides an excellent space for everyday dining and enjoys charming rooftop views across Edinburgh's Old Town.

The property offers three spacious double bedrooms, with the principal bedroom benefiting from a window seat and original fireplace, adding character and period charm.

Further features include a shower room with electric shower, a separate WC, and an ample hallway cupboard providing excellent storage.





Central Heating and double glazing

There is gas central heating, alongside double glazed sash and case windows

Garden and parking

On-street permit parking is available via application.

Location

Set within Edinburgh's renowned Old Town, Victoria Street offers one of the city's most enchanting and instantly recognisable settings. Famous for its graceful curve, colourful facades, and vibrant blend of independent shops, artisan cafés, and characterful boutiques, the street embodies the charm and energy that make Edinburgh so distinctive.

Steeped in history, Victoria Street connects the bustling Grassmarket with George IV Bridge, placing residents' moments from world class dining, cultural landmarks, and excellent transport links.

Cobblestones, dramatic architecture, and panoramic glimpses of the Old Town skyline create a uniquely atmospheric backdrop for everyday living.

Whether enjoying the lively street culture, exploring nearby green spaces, or strolling to the Royal Mile just steps away, Victoria Street delivers a rare combination of heritage, lifestyle, and convenience, making it one of Edinburgh's most desirable and sought after addresses.

Council Tax and EPC

It is in Council Tax band C and has a C-rated Energy Performance Certificate.

Home Report

The property has been valued at £310,000 and a link to the Home Report is available from the ESPC website.

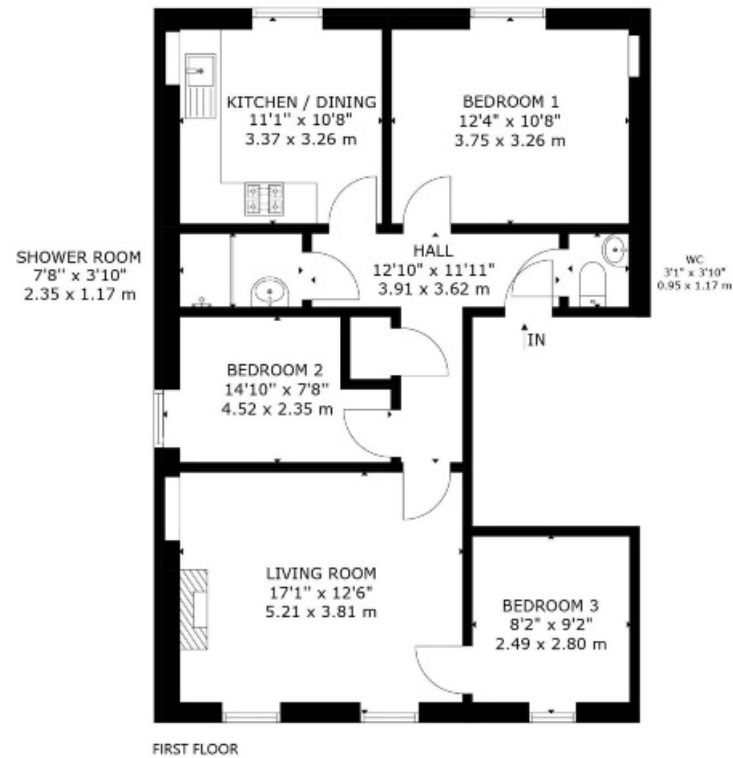
Viewing

By appointment with the Agent telephone 0131 229 3399.

Extras

White goods are included in the sale price.





5/1 VICTORIA STREET, EDINBURGH
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 829 SQ FT / 77 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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