



30B/3 Chambers Street
Old Town, Edinburgh, EH1 1HU

CALL US ON 0131 447 4747

30b/3 Chambers Street, Old Town, Edinburgh, EH1 1HU

For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Shared secure entry.
- Stairs & lift to upper levels.
- Reception hall with excellent storage.
- Superb open-plan south-facing living room/dining room/kitchen with appliances.
- Two good-sized double bedrooms.
- Contemporary fitted shower room.
- Gas central heating.
- Secondary glazing.
- Permit & metered parking.



GENERAL DESCRIPTION

An impressive second floor flat forming part of an attractive converted Georgian building, part of the old former Edinburgh Dental Hospital, in the vibrant, well located Old Town district of the city, perfectly positioned for access to the city centre and a wide range of local amenities. The property would be suitable for professional person/couple or perhaps for letting purposes.

FACTORING NOTE

The building is factored by Redpath Bruce with an approximate charge of £500 per quarter. This covers the maintenance of all the communal areas and building's insurance.

COUNCIL TAX BAND	E.
TRAIN STATION	APPROXIMATELY 500 METRES TO EDINBURGH WAVERLEY TRAIN STATION.
AIRPORT	APPROXIMATELY 8 MILES TO EDINBURGH AIRPORT.
BUSES	WITHIN 100 METRES.

LOCATION

The historic Old Town is a UNESCO World Heritage Site boasting a wealth of charm and character and offering all of the benefits of city centre living. The main shopping and commercial thoroughfares of Princes Street and George Street are within comfortable walking distance and include major high street retailers, fine restaurants and fashionable bars. The property is conveniently located for many Edinburgh University buildings as well as many famous and historical places of interest. The Grassmarket and Royal Mile areas of the Old Town offer a superb choice of speciality shops, fine restaurants, fashionable bars, coffee shops, delis and boutiques. A wide selection of bus services is available nearby giving access to most areas of the City, for commuters Waverley Station is a short walk away.

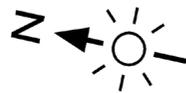
EXTRAS:
ALL FITTED FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FREE-STANDING FRIDGE, WASHER DRYER, AND DISHWASHER. SOME FURNITURE WITHIN THE PROPERTY MAY BE AVAILABLE THROUGH NEGOTIATION.



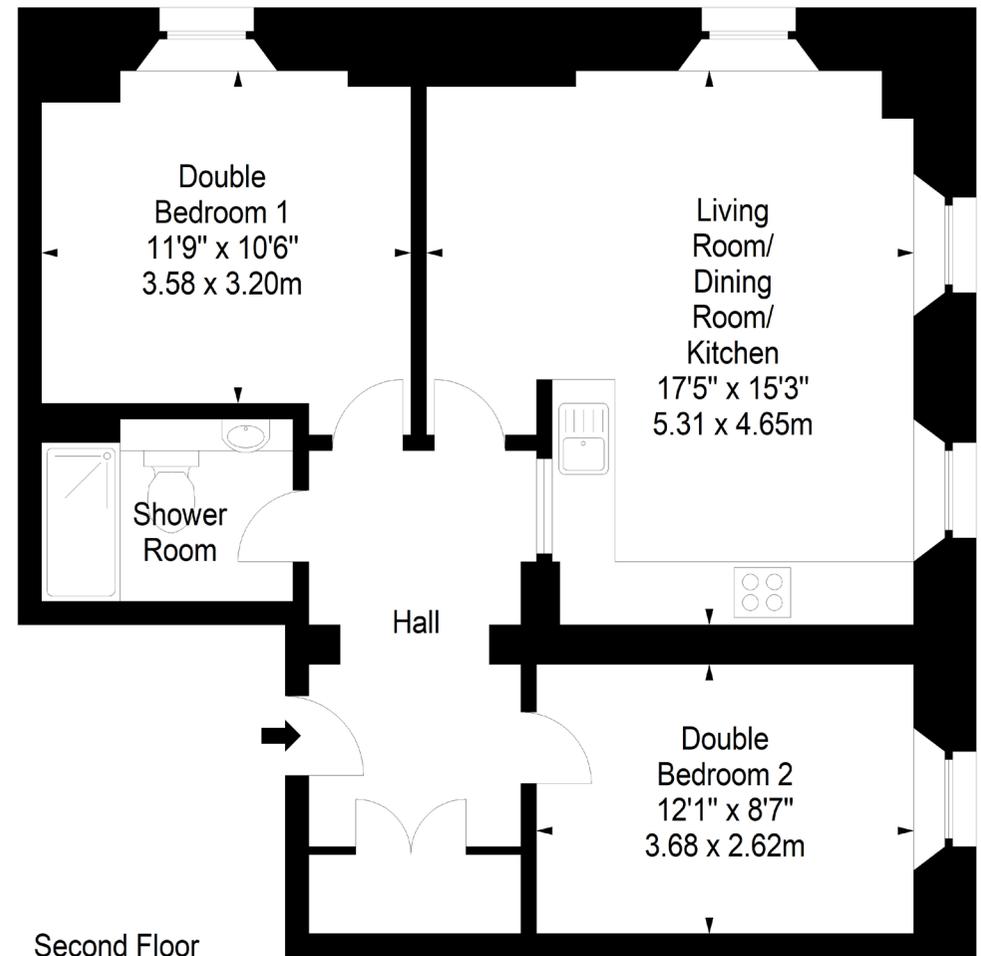
**Chambers Street,
Edinburgh,
Midlothian, EH1 1HU**



Approx. Gross Internal Area
667 Sq Ft - 61.96 Sq M
For identification only. Not to scale.
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**ENERGY PERFORMANCE
CERTIFICATE RATING C**



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T: 0131 447 4747

WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.