



FLAT 5, 12 LADY LAWSON STREET

Old Town, Edinburgh, EH3 9DS



1
Public Room



1
Bedroom

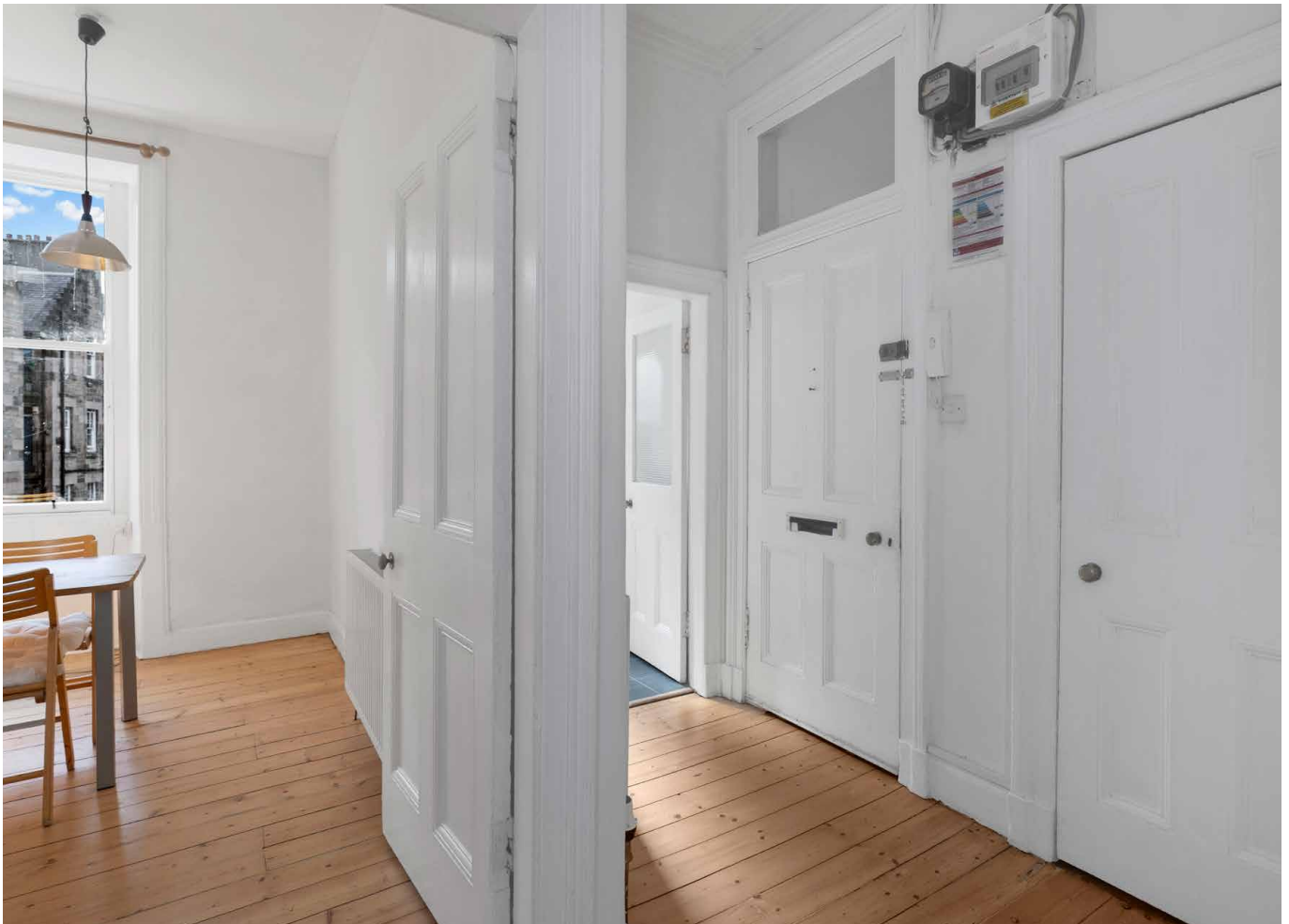


1
Bathroom



FLAT 5, 12 LADY LAWSON STREET

Enjoying a sought-after central city location within the historic Old Town Conservation Area, this one-bedroom, third-floor tenement flat is sure to appeal to a wide demographic of buyers, including first-time buyers, couples, rental investors, and professionals. The flat boasts stunning views of Edinburgh Castle from a spacious living room, a sunny, sky-lit open-plan kitchen and dining room, a double bedroom and a bathroom with a shower-over-bath and a towel warmer. Additionally, there is on-street parking. The tenement is situated just a short walk from the university, offering scenic outdoor spaces, a fantastic array of shops and restaurants, and convenient bus/train/tram links.





EPC
RATING



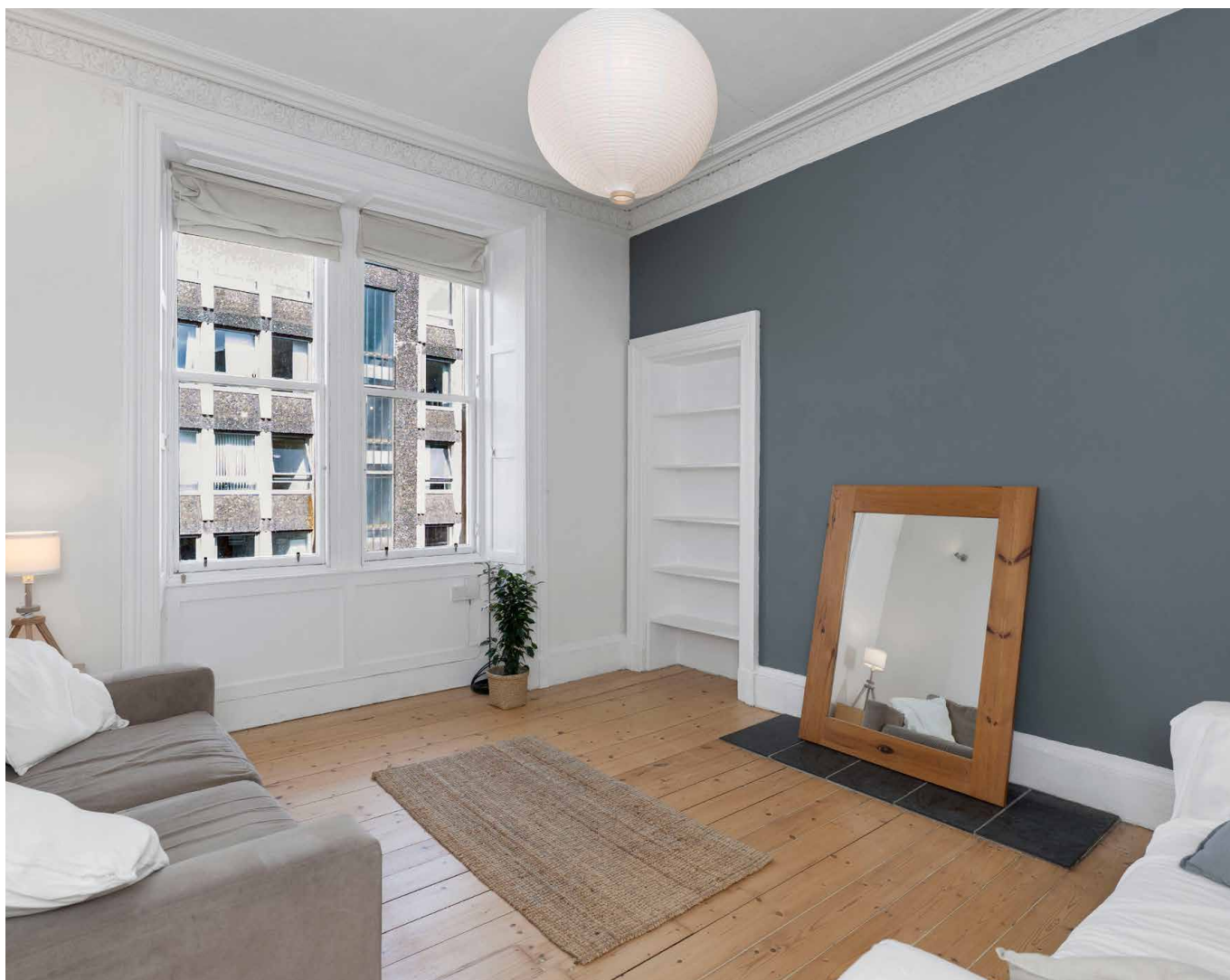
COUNCIL
TAX BAND

VIEWING

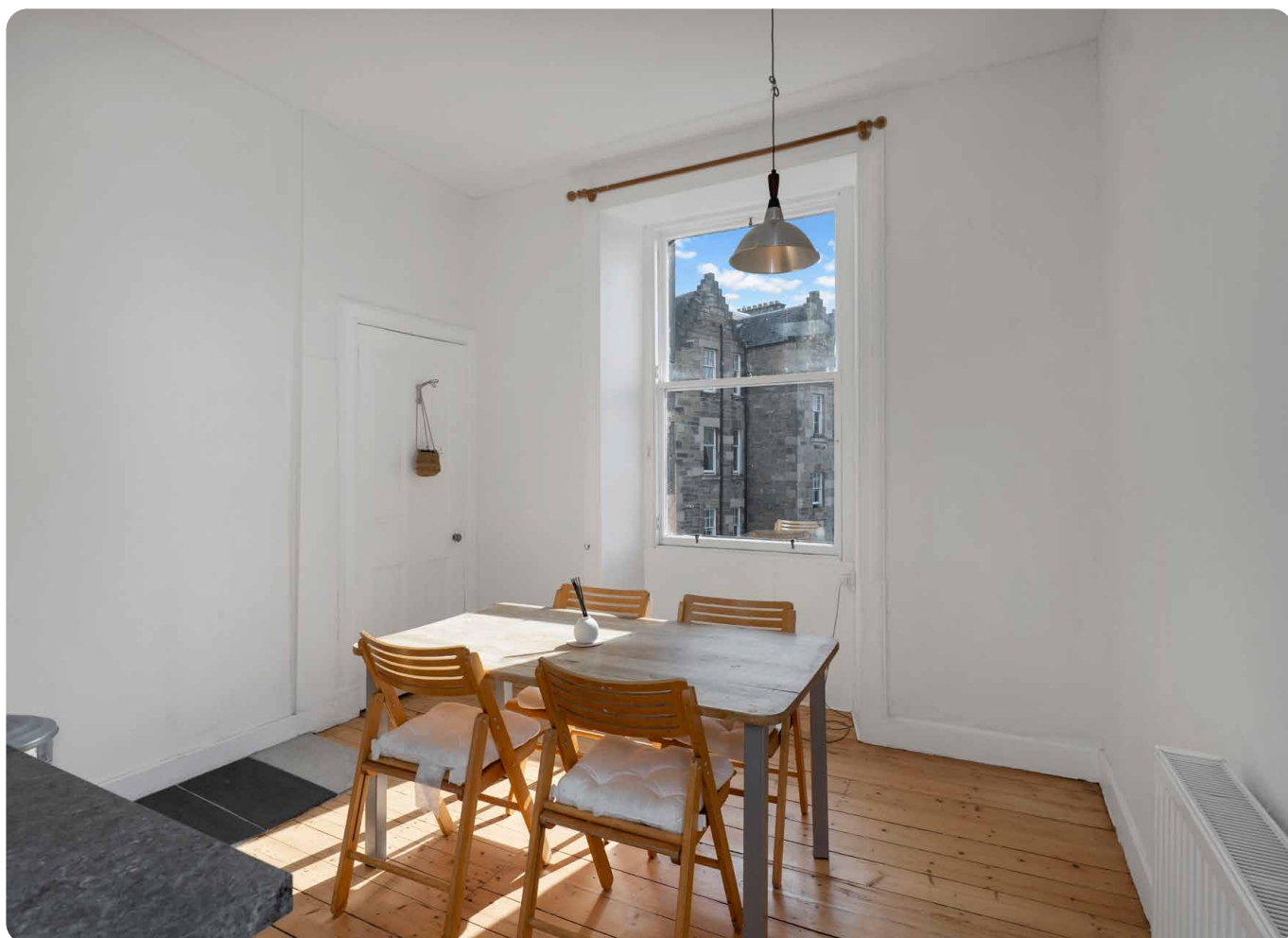
By appointment only
with Gilson Gray on
0131 516 5366

Features

- Third-floor period flat in Old Town
- Part of a traditional tenement building
- Highly sought-after central city location
- Stunning castle views
- Shared entry and communal stairwell
- Modern interiors and lovely original features
- Entrance hall with storage
- Large living room overlooking Edinburgh Castle
- Sunny dual-aspect kitchen and dining room
- Spacious double bedroom
- Modern bathroom with an overhead shower
- On-street parking









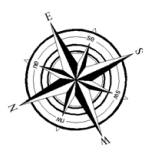


Extras: All fitted floor and window coverings, light fittings and kitchen appliances are included in the sale. No warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold-as-seen condition.



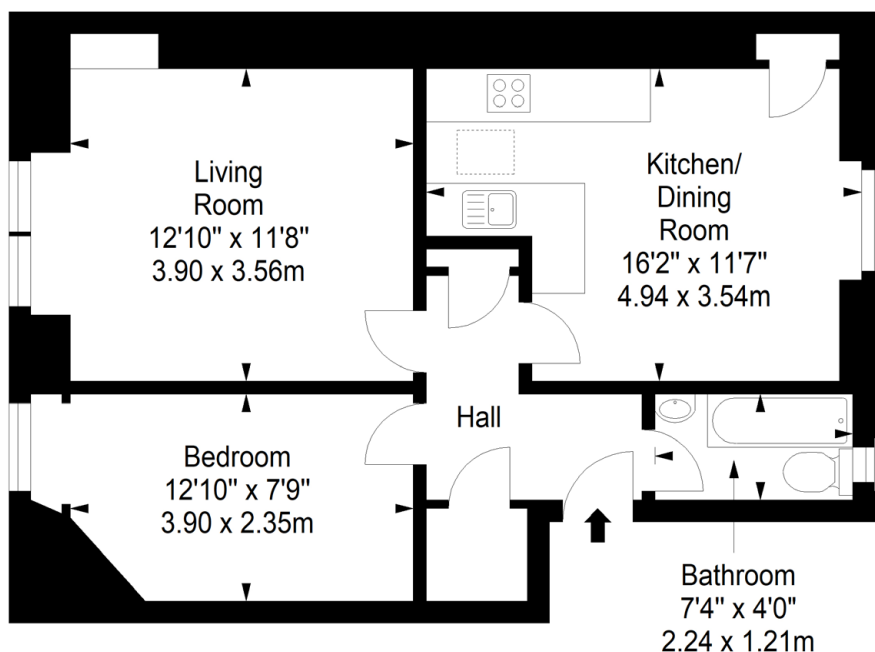
OLD TOWN, EDINBURGH

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.



Third Floor

Approx. 47.4 sq. metres (510.2 sq. feet)



Total area: approx. 47.4 sq. metres (510.2 sq. feet)



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