



# 19 CORDINER'S LAND

70 West Port, Old Town, Edinburgh, EH1 2LF



1  
Public Room



1  
Bedrooms



1  
Bathroom



# 19 CORDINER'S LAND

Welcome to a one-bedroom fourth-floor city flat which forms part of a late-Victorian C-listed building in Edinburgh's highly sought-after Old Town World Heritage Site. Well-presented throughout with neutral decoration, the home offers a sociable open-plan reception area and fitted kitchen, a spacious double bedroom with a private balcony, and a three-piece bathroom. It also has generous storage and inspiring Edinburgh Castle views. It is an excellent residence for anyone seeking a prime location in the capital, within easy strolling distance of the Grassmarket and all the city centre offers.

Upon entering the flat, you are greeted by a hall that connects to all accommodation. To the right is the open-plan kitchen, sitting and dining room. This delightful reception space enjoys a crisp neutral palette and easy-to-maintain flooring – an ideal aesthetic for new buyers. It has ample floorspace for lounge furniture and a table and chairs, and it is illuminated by skylights and a window. It also enjoys a wonderful view of the iconic Edinburgh Castle. Furthermore, the kitchen is well zoned and neatly positioned, adding to the room's sense of space. It is equipped with white cabinets at base level, topped with stone-effect worktops for a monochrome-inspired style. An oven, ceramic hob, and extractor hood come integrated, with a freestanding fridge/freezer, and a washing machine also included. Meanwhile, the double bedroom mirrors the aesthetic of the living area, adding to the light environment. It features generous built-in wardrobe storage and glazed doors to a private balcony with views of the impressive building opposite. A white three-piece bathroom (with an overhead shower and storage) finishes the accommodation, pairing metro-style wall tiles with tongue-and-groove panelling.

Externally, there is a charming communal garden that is laid to lawn and with shared drying facilities. Also, the property falls within a controlled permit parking area (Zone 4).



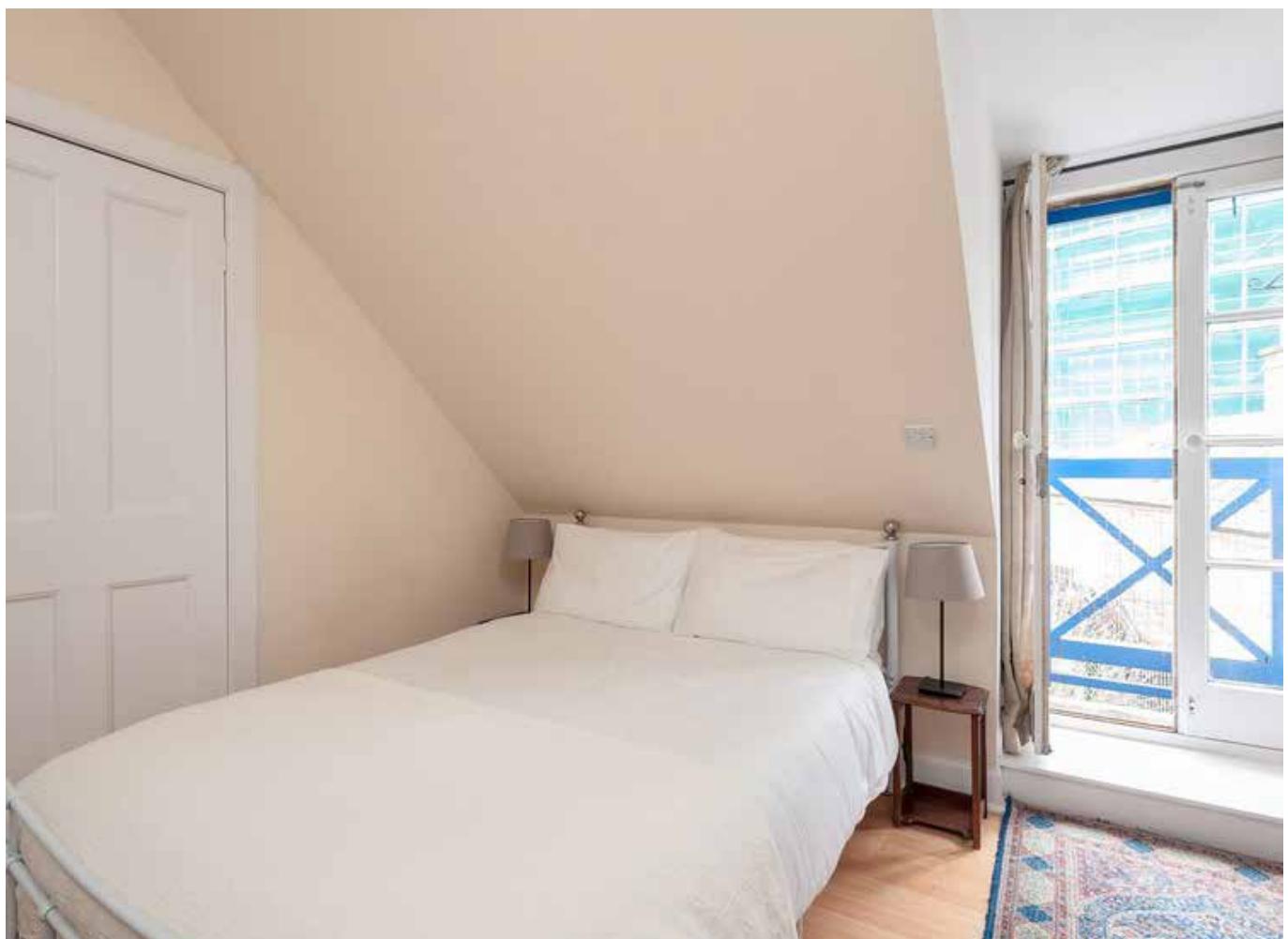


 DEPC  
RATING CCOUNCIL  
TAX BAND**VIEWING**  
By appointment only  
with Gilson Gray on  
**0131 516 5366**

## Features

- A fourth-floor city flat with neutral interiors
- Part of a C-listed Victorian building
- Within the Old Town conservation area
- Impressive views of Edinburgh Castle
- Secure telephone-entry system
- Welcoming hall to all accommodation
- Open-plan kitchen/sitting/dining room
- Double bedroom with a private balcony
- Generous built-in wardrobe storage
- White bathroom with an overhead shower
- Charming communal garden
- Controlled permit parking (Zone 4)









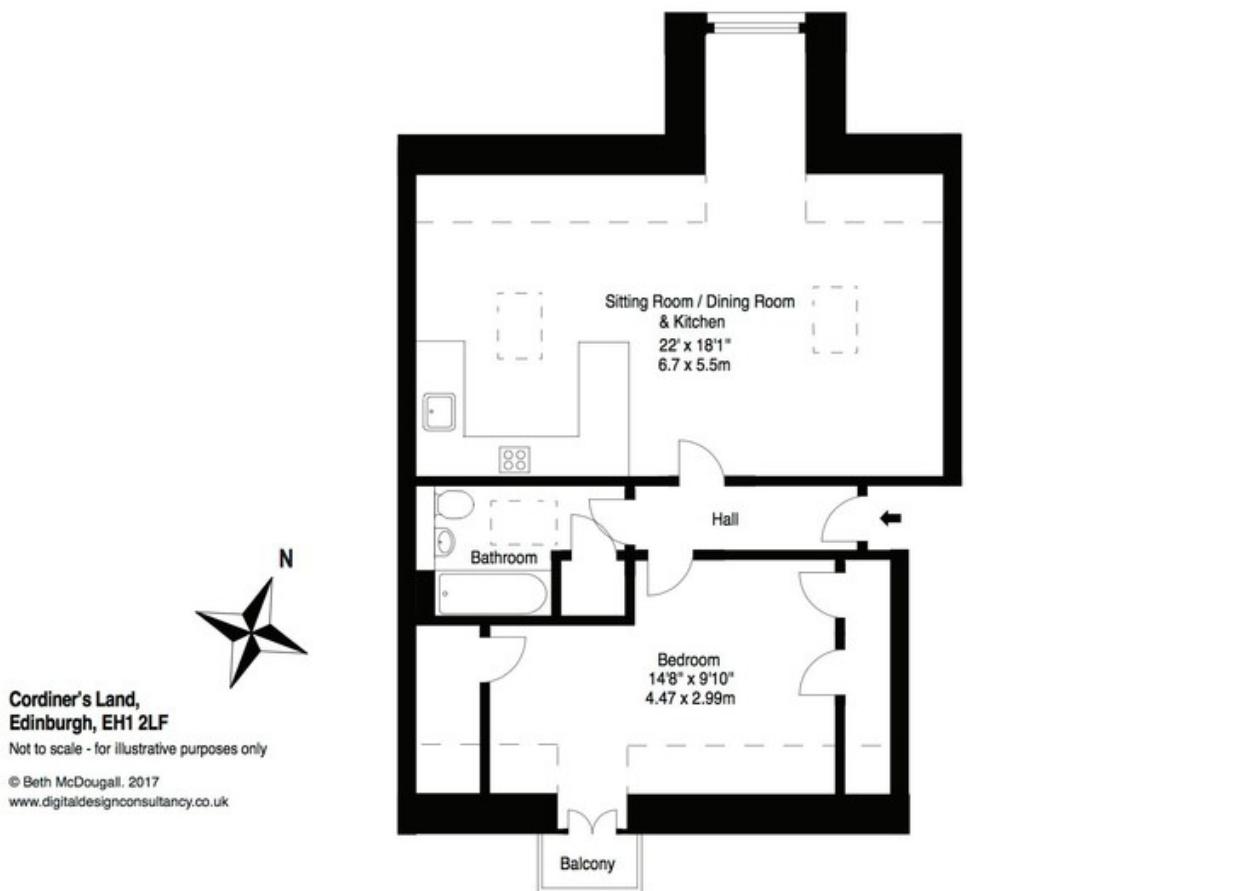
Extras: integrated kitchen appliances, a freestanding fridge/freezer, and a washing machine to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.

Factor: The factor is managed by Fior Asset & Property at an approximate yearly cost of £825.



# 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.



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