



451/8 Lawnmarket,  
Old Town, Edinburgh, EH1 2NX

CALL US ON 0131 447 4747



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For price and viewing information please visit [gillespiemacandrew.co.uk/properties](http://gillespiemacandrew.co.uk/properties) or call 0131 447 4747

- Access from rear through Wardrop's Court.
- Shared secure entry.
- Stairs to upper levels.
- Reception hall with storage.
- Generously proportioned living room with feature fire/ could be used as bedroom.
- Walk in storage cupboard.
- Overlooking the Royal Mile.
- Dining kitchen with appliances.
- Good sized double bedroom with fitted storage.
- Shower room.
- Gas central heating.
- Some secondary glazing.
- Shared courtyard to rear.
- Shared drying area.



## GENERAL DESCRIPTION

A spacious third floor flat set right in the heart of Edinburgh's Old Town, in the shadows of Edinburgh Castle and situated on the historic Royal Mile. The property would be an excellent investment opportunity and could be used as a two bedroom property and is perfectly positioned for all of Edinburgh's City Centre attractions.

COUNCIL TAX BAND  
TRAIN STATION  
AIRPORT  
BUSES

C.  
APPROXIMATELY 400 METRES TO EDINBURGH WAVERLEY STATION.  
APPROXIMATELY 8.8 MILES TO EDINBURGH AIRPORT.  
WITHIN 100 METRES

## LOCATION

Edinburgh's Old Town, a World Heritage Site, is a vibrant and central location, with a rich variety of amenities, facilities and attractions of Edinburgh's city centre just a few hundred yards away, with the iconic Edinburgh Castle, St. Giles Cathedral, the Grassmarket, the Scottish Parliament, Holyrood Park, and Arthur's Seat all within a short radius. The Royal Mile itself is a bustling thoroughfare with numerous bars, restaurants, bistros, cafés, and speciality shopping on offer. Princes Street and George Street offer all the major shopping expected of a major city and is easily accessible on foot, as are the central travel hubs of Waverley Railway Station, St Andrew's Square, and York Place for onward travel.

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FREESTANDING AUTOMATIC WASHING MACHINE AND AN INTEGRATED FRIDGE/FREEZER AND DISHWASHER. ALL FURNITURE WITHIN THE PROPERTY MAY BE AVAILABLE THROUGH NEGOTIATION.



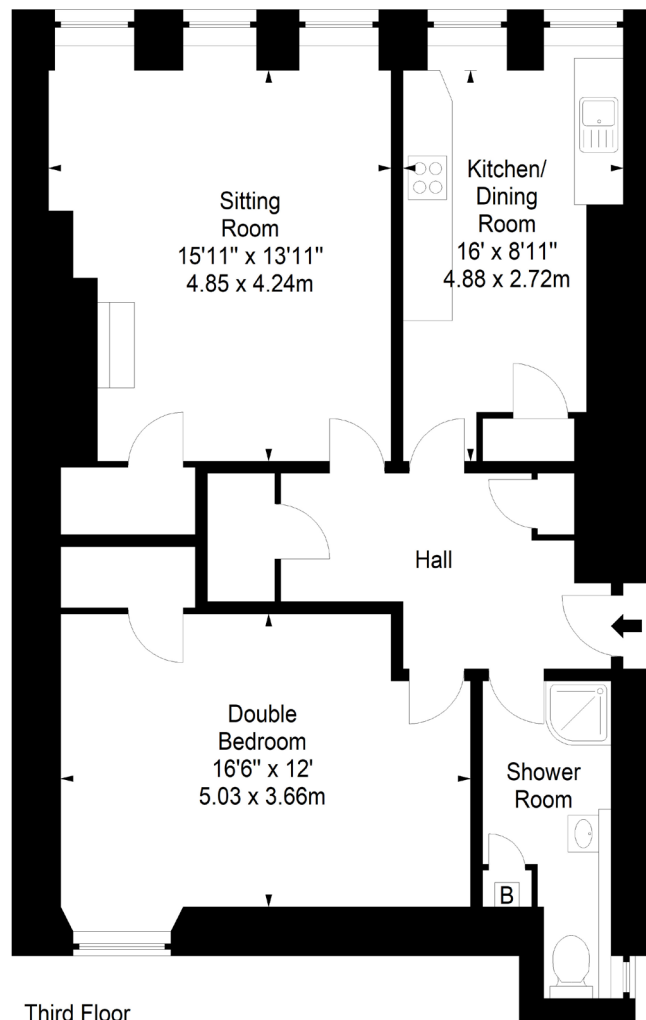




**Lawnmarket,  
Edinburgh,  
Midlothian, EH1 2NX**



Approx. Gross Internal Area  
788 Sq Ft - 73.21 Sq M  
For identification only. Not to scale.  
© SquareFoot 2025



**ENERGY PERFORMANCE  
CERTIFICATE RATING C**

**76 - 80 Morningside Road, Edinburgh, EH10 4BY**  
**T: 0131 447 4747**

**WEBSITE: [GILLESPIEMACANDREW.CO.UK/PROPERTIES](http://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.