



21/5 Perth Street,
New Town, Edinburgh, EH3 5DW

CALL US ON 0131 447 4747

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

- Shared secured entry.
- Reception hall with walk-in storage cupboard.
- Attractive bay window living room with feature fireplace.
- Box room.
- Generously proportioned dining kitchen with appliances.
- Two good-sized double bedrooms.
- Bathroom with shower.
- Gas central heating.
- Double glazed sash & case windows.
- Original features.
- Communal garden at rear.
- Permit & metered parking.



GENERAL DESCRIPTION

A superb second floor flat situated within the prestigious New Town district of the city, within walking distance of Edinburgh City Centre and an excellent range of local amenities. The popular Stockbridge and Canonmills areas are also close by and the property would make an ideal purchase for a professional person or couple.

COUNCIL TAX BAND
TRAIN STATION
AIRPORT
BUSES

D.
APPROXIMATELY 1 MILE TO EDINBURGH WAVERLY STATION.
APPROXIMATELY 8.2 MILES TO EDINBURGH AIRPORT.
WITHIN 100 METRES.

LOCATION

Perth Street is situated in the highly desirable residential New Town and neighbouring Stockbridge, within walking distance of Princes Street and George Street. Local shops and cafes cater for everyday needs, with vibrant Stockbridge offering further bistros, bars, cafés, restaurants, boutiques, galleries, and delis. More extensive shopping is available at Tesco Supermarket in Canonmills, a Waitrose supermarket at Comely Bank, and a Sainsbury's supermarket, Boots, and M&S at Craighleith Retail Park a short drive away. Recreational amenities in the area include the Water of Leith Walkway, Royal Botanic Gardens, Inverleith Park, Drummond Tennis Club and Glenogle Swim Centre. The National Galleries of Scotland, Omni Centre with VUE cinema, leisure complex and food outlets; as well as Edinburgh Playhouse and St James Quarter, with a range of high street stores and eateries within walking distance. Waverley Railway station and Edinburgh Bus Station are also a short walk away, and local buses and trams run across the city and to surrounding areas. Edinburgh City Bypass is accessible by car, giving access to major motorway networks, Edinburgh International Airport, and the Forth Road Bridge/Queensferry Crossing.

EXTRAS: ALL FITTED FLOOR COVERINGS, LIGHT FITTINGS, WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, FRIDGE/FREEZER, DISHWASHER AND AUTOMATIC WASHING MACHINE. THE WARDROBE WITHIN THE MAIN BEDROOM WILL ALSO BE INCLUDED WITHIN THE FOR SALE PRICE. SOME FURNITURE WITHIN THE PROPERTY MAY BE AVAILABLE THROUGH NEGOTIATION.



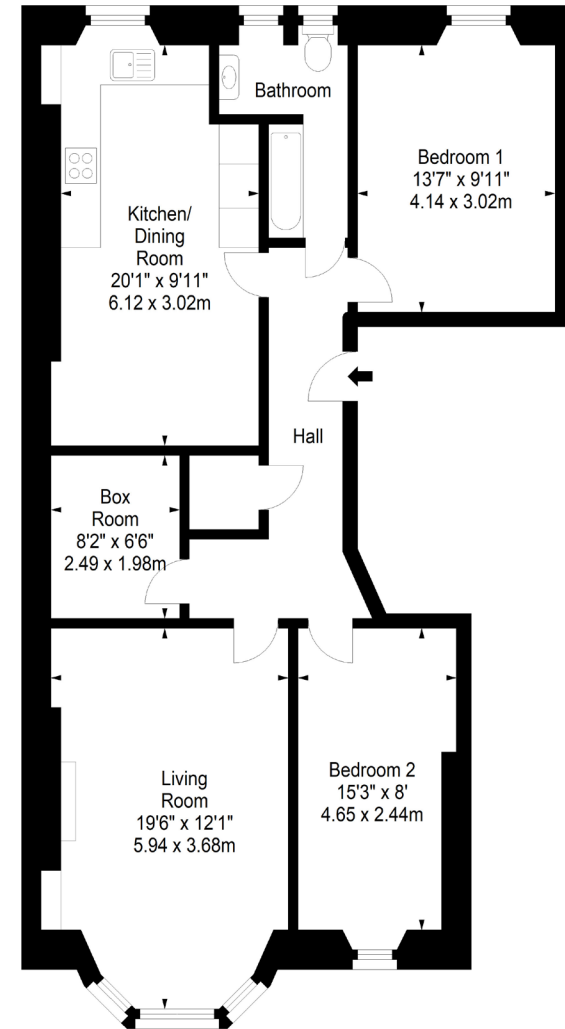


**ENERGY PERFORMANCE
CERTIFICATE RATING C**

**Perth Street,
Edinburgh,
Midlothian, EH3 5DW**



Approx. Gross Internal Area
945 Sq Ft - 87.79 Sq M
For identification only. Not to scale.
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Second Floor

76 - 80 Morningside Road, Edinburgh, EH10 4BY
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.