



13 2F1 Spittal Street  
Lauriston, Edinburgh, EH3 9DY

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

- Secure entry phone system.
- Communal stairwell.
- Welcoming entrance hallway.
- Elegant twin windowed living room with space for dining table & chairs.
- Internal kitchen with appliances & freestanding cabinet.
- Twin windowed master bedroom with excellent fitted storage.
- Further good-sized bedroom.
- Bathroom with three-piece suite and shower over bath.
- Many original features including high ceilings & cornicing.
- Gas central heating & double glazing.
- Communal garden to rear.
- Permit & metered parking within surrounding streets.



## GENERAL DESCRIPTION

A bright and charming second floor flat, nestled between Castle Terrace and Bread Street, within walking distance of Edinburgh Castle and the beautiful open spaces of the Meadows and Bruntsfield Links. Forming part of a traditional stone-built tenement building, this light and airy property enjoys a prime residential position to take advantage of all of Edinburgh's City Centre attractions and would make an ideal purchase for a professional person/couple or perhaps for letting purposes.

COUNCIL TAX BAND - C.  
TRAIN STATION - APPROXIMATELY 0.6 MILES TO HAYMARKET TRAIN STATION.  
AIRPORT - APPROXIMATELY 7.4 MILES TO EDINBURGH AIRPORT.  
BUSES - WITHIN WALKING DISTANCE.

## LOCATION

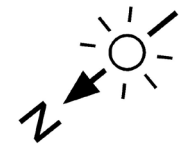
Lauriston boasts a prime position in the heart of the City Centre, just a short walk from the Grassmarket, Lothian Road and Princes Street, with its beautiful backdrop of Edinburgh Castle and Princes Street Gardens. Within the immediate vicinity is a plethora of independent shops, cafes, restaurants and bars to suit every taste. For nightlife and culture, The Usher Hall, Odeon Cinema, King's, Traverse and Lyceum Theatres are all nearby. A short walk in any direction will take you into the buzzing business and finance district around Tollcross and Lothian Road. Outdoor recreation is well-catered for with tennis courts, running clubs and pitch and putt available on the Meadows and Bruntsfield Links, whilst several gyms and the Victorian baths at Warrender Swim Centre provide superb indoor sports facilities. Well-regarded state schooling options and easy access to many of the capital's prestigious independent schools is also on offer. Higher education institutions situated close-by include Edinburgh College of Art and Edinburgh University's main campus. The property is well-placed for access to the City Bypass and there are regular public bus services to all parts of the city and beyond, tram links to Edinburgh airport as well as national rail services from nearby Haymarket train station.

**EXTRAS:**  
ALL LIGHT FITTINGS, CURTAINS POLES, KITCHEN APPLIANCES TO INCLUDE THE FRIDGE-FREEZER, FREESTANDING COOKER, MICROWAVE, FREESTANDING CABINET AND AUTOMATIC WASHING MACHINE.





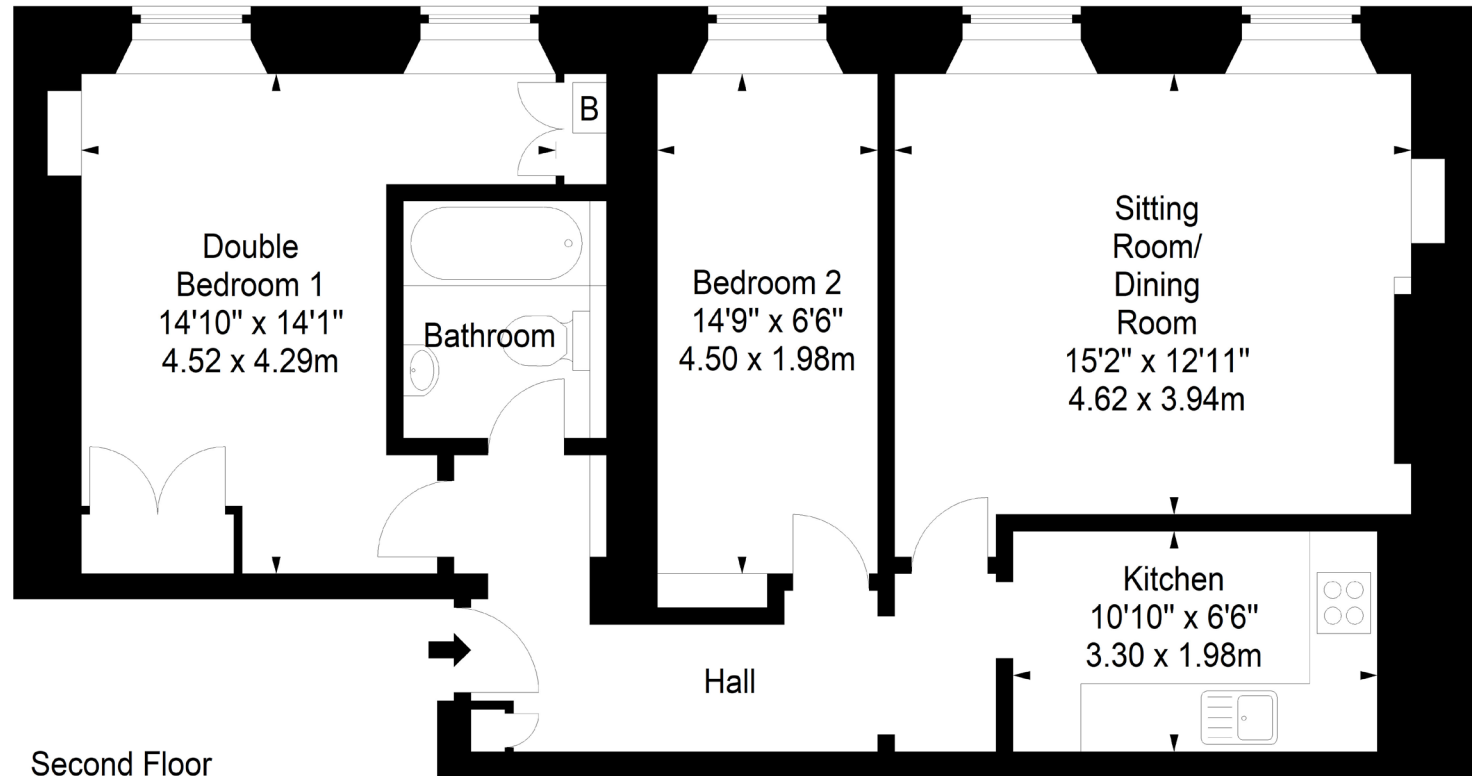
Spittal Street, EH3 9DY



Approx. Gross Internal Area  
723 Sq Ft - 67.17 Sq M  
For identification only. Not to scale.  
© SquareFoot 2025



ENERGY PERFORMANCE  
CERTIFICATE RATING C



Second Floor

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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.