



233/2 High Street,
Geddes' Entry, Old Town, Edinburgh, EH1 1PE

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.
- Stairs to upper level.
- Reception hall with storage.
- Generously proportioned living room with feature bowed wall.
- Fitted kitchen with appliances.
- Good-sized double bedroom with storage.
- Views to the rear to Princes Street & The Balmoral Hotel.
- Bathroom with shower.
- Gas central heating.
- Sash-and-case windows.
- Permit & metered parking in surrounding streets.



GENERAL DESCRIPTION

A second-floor flat, forming part of an 18th century building in the historic Old Town of Edinburgh, within walking distance of Edinburgh’s City Centre attractions, a wide range of local amenities and Princes Street, the main thoroughfare in the city centre. The property would make an ideal purchase for letting properties or perhaps a pied-a-terre and although in need of some modernisation and re-decoration, has excellent potential for any purchaser. There are views to the rear of the property towards The Balmoral Hotel and Princes Street themselves.

COUNCIL TAX BAND
TRAIN STATION
AIRPORT
BUSES

C.
APPROXIMATELY 300 METRES TO EDINBURGH WAVERLEY STATION.
APPROXIMATELY 8.9 MILES TO EDINBURGH AIRPORT.
WITHIN 200 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:
THE PROPERTY WILL BE SOLD AS SEEN AND THERE WILL BE NO GUARANTEES GIVEN FOR ANY OF THE KITCHEN APPLIANCES, HEATING OR ELECTRICS.



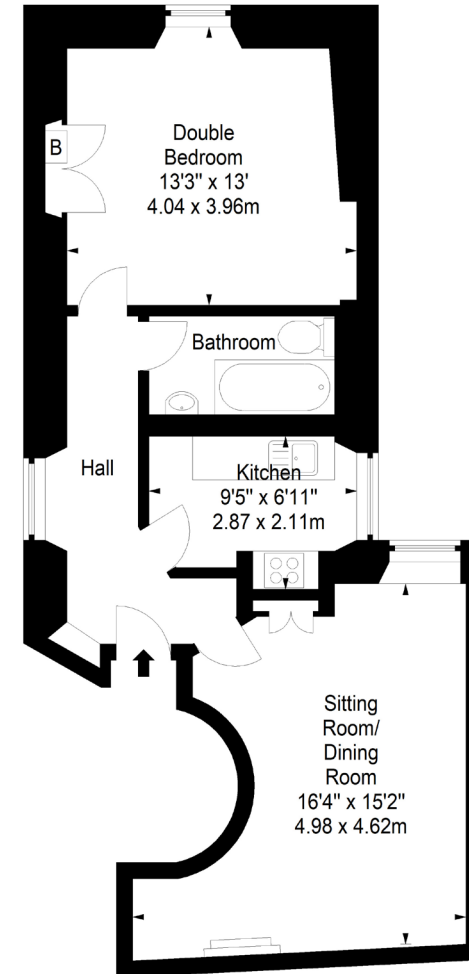


**ENERGY PERFORMANCE
CERTIFICATE RATING D**

**Geddes Entry,
High Street,
Edinburgh,
Midlothian, EH1 1PE**



Approx. Gross Internal Area
542 Sq Ft - 50.35 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.