



Deans Properties

Deans Solicitors and Estate Agents LLP



Flat 44 Royal Mile Mansions
50 North Bridge, Old Town, EH1 1QN



FOURTH FLOOR FLAT

- Entrance Hall
- Open Plan Living Room/Dining Room/Kitchen
- Double Bedroom
- Bay Windowed Turret
- Bathroom
- Two Lifts
- Double Glazing
- EPC Rating - D



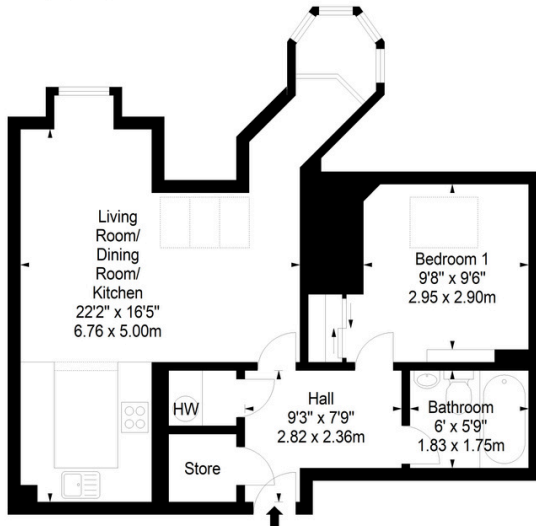
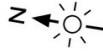
A rare opportunity has arisen to purchase this spacious flat on the fourth floor of the prestigious Royal Mile Mansions, an attractive grade A-listed building just off the Royal Mile in the heart of Edinburgh's Old Town. A comprehensive range of amenities are located nearby including the recently upgraded St James Quarter with a range of popular shops, bars and restaurants and Edinburgh University. Edinburgh Waverley Train Station and a number of convenient bus links and the tram network offer excellent public transport connections. Proposed internal upgrades/modernisation to the property can be found on the Edinburgh Council Planning Portal using reference 20/05440/LBC. Although the planning permission has expired, it reflects the fact that the Council are not adverse to modernisation and upgrading of the property which thereafter will provide excellent accommodation for a single person or couple as owner occupiers or as an investment. The building benefits from a secure entry system, common entrance and stairs beautifully maintained by the Concierge Team, two lifts and a domestic refuse shoot on the fourth floor. The accommodation comprises: welcoming entrance hall with two storage cupboards, bright and spacious open plan living room/dining room opening to fitted kitchen and interesting bay windowed turret on mezzanine level, generous double bedroom with built-in wardrobe and bathroom with three-piece suite and shower over bath. The property benefits from double-glazing. Included in the sale are the fitted carpets and floorcoverings, cooker, fridge, washing machine, light shades, light fittings and all items of furniture. All appliances included are to be sold as seen with no warranty provided.



Royal Mile Mansions,
North Bridge,
Edinburgh,
Midlothian, EH1 1QN



Approx. Gross Internal Area
582 Sq Ft - 54.07 Sq M
For identification only. Not to scale.
© SquareFoot 2023



Fourth Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.

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