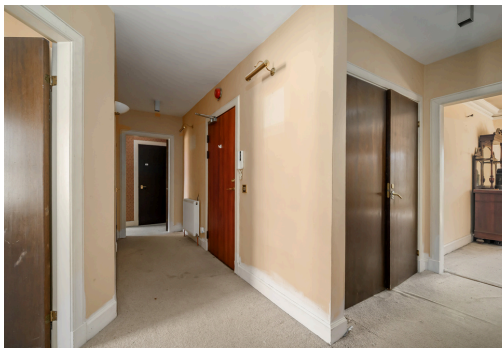




90/8 Princes Street
New Town, EH2 2ER

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FOURTH FLOOR FLAT

- Living Room
- Kitchen/Dining Room
- Two Double Bedrooms (One En-Suite)
- Bathroom
- Balcony
- Gas Central Heating
- EPC Rating – C



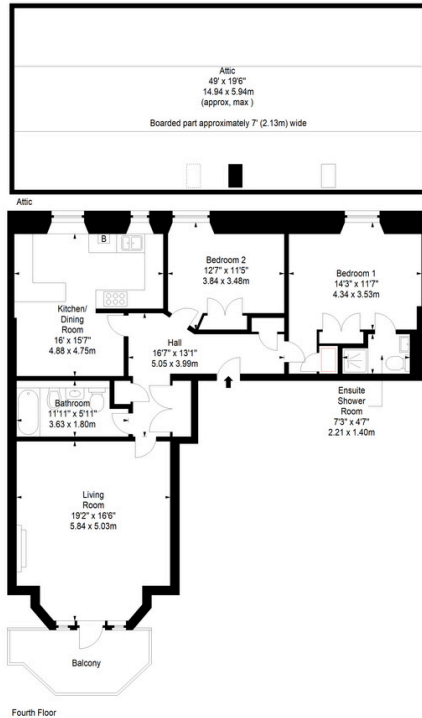
This spacious, fourth floor flat with balcony offering exceptional views across Princes Street to Edinburgh Castle and across the city skyline towards the Firth of Forth is one of only a handful of residential properties on Princes Street in the heart of Edinburgh's city centre. The property is located among many popular amenities including, high street retailers, restaurants, bars and cafes and has excellent public transport links via bus, tram and trains from nearby Edinburgh Waverly Station. The accommodation comprises: welcoming hallway, bright, south-facing living room with feature fireplace, separate kitchen/dining room, two good-sized double bedrooms, en-suite shower room and bathroom. The property features gas central heating and there is on-street permit parking in the area. Included in the sale are the fitted carpets and floor coverings, oven, washing machine, tumble dryer, dishwasher and light shades. Other items may be available by separate negotiation. All included appliances are sold as seen with no warranty provided. There is a facoting fee payable to James Gibb Residential Factors of approx. £81.97 per quarter.



Princes Street, EH2 2ER



Approx. Gross Internal Area
1089 Sq Ft - 101.17 Sq M
For identification only. Not to scale.
© SquareFoot 2025



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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Your Property People.

0131 667 1900

mail@deansproperties.co.uk

deansproperties.co.uk