



6/13 Drummond Street
Old Town, EH8 9TU

deans 
Solicitors & Estate Agents LLP



THIRD FLOOR FLAT

- Living Room/Dining Room/Kitchen
- Three Double Bedrooms
- Bathroom
- Excellent Storage
- Secondary Double Glazing
- EPC Rating – E



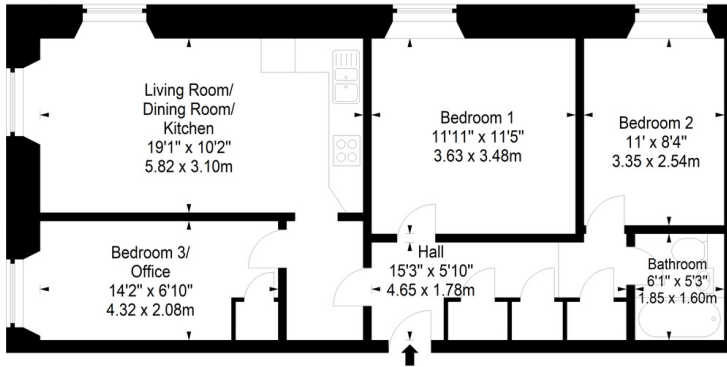
This stylishly presented third-floor flats boasts wonderful views to Calton Hill and forms part of a handsome B-listed tenement in the heart of Edinburgh's Old Town, ideally placed for access to a variety of local amenities, public transport links and the University of Edinburgh. There are a choice of green spaces nearby with the Meadows, Arthur's Seat and Holyrood Park all within easy walking distance. The accommodation comprises; bright, dual aspect living room/dining room lying open plan to modern kitchen, three generous double bedrooms and contemporary bathroom. Three large store cupboards off the hallway offer ample storage space. The property has secondary double glazing and electric heating. Included in the sale are the fitted carpets and floor coverings, oven, hob, hood, fridge-freezer, washing machine, dishwasher and light shades. All included appliances are sold as seen with no warranty provided.



**Drummond Street,
Edinburgh,
Midlothian, EH8 9TU**



Approx. Gross Internal Area
728 Sq Ft - 67.63 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Third 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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