



Flat 15, 29 King's Stables Road
Grassmarket, EH1 2AP

Deans 
Solicitors & Estate Agents LLP



STUDIO FLAT

- Modern Studio Apartment with Living Room / Kitchen / Bedroom Area
- Tiled shower room
- Lobby entrance with lift and stair access
- Secure Entry System
- Double Glazing & Electric Heating
- Situated in a prime location
- EPC Rating - C



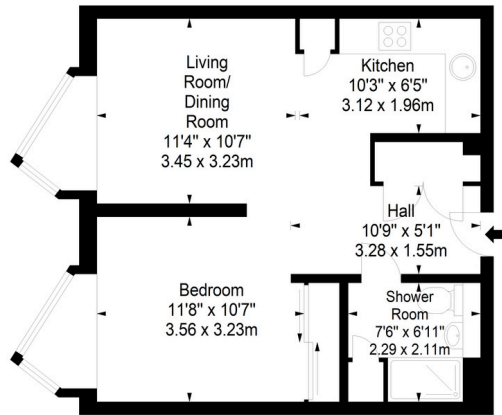
This immaculately presented third-floor studio apartment forms part of a well-maintained, factored development with a secure entrance and access system and enjoys fantastic views of Edinburgh Castle. Ideally located in the highly sought after Grassmarket area, right on the city's door step, the property is close to a wide range of local amenities including restaurants, bars, and cafés. The property combines historic ambience with modern convenience. The building benefits from lift and stair access to the third floor, a secure bike store accessed via key fob, and ultra-fast broadband connectivity. The modern, newly decorated accommodation comprises a welcoming entrance hallway, a bright and spacious living room/kitchen, a bedroom area with built-in double wardrobe, and a tiled shower room with utility cupboard. Further features include electric wall panel heating and double glazing. Included in the sale are the floor coverings, blackout blinds, light fixtures, washing machine/tumble dryer and integrated kitchen appliances. Other furniture items may be available by separate negotiation. All appliances included in the sale are sold as seen with no warranty provided. Broadband: 1800 MBPS (Potential download speed) Permit parking can be found on surrounding streets under parking zone 4. There is a factoring fee payable to James Gibb of approx. £80 per month which covers building insurance and common parts maintenance.



**King's Stables Road,
Edinburgh,
Midlothian, EH1 2AP**



Approx. Gross Internal Area
510 Sq Ft - 47.38 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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