



150 (3F1) Rose Street South Lane, Edinburgh, EH2 4BB

*Bright and spacious two-bedroom top/third floor flat in the heart of the city centre*

URQUHARTS  
EDINBURGH





## DESCRIPTION

150 (3F1) Rose Street is a bright and spacious two-bedroom top/third floor flat situated within the heart of the city centre and New Town. The location is superb with excellent local amenities on the doorstep and would make an ideal property for those seeking city centre living or a pied-à-terre / investment. The property could now benefit with some upgrading throughout offering fantastic renovation potential.

Entrance hall; spacious living room with original stove and Velux window; fitted kitchen / dining room with wall and base units, appliances and access to a small roof terrace; two good sized double bedrooms, both with original stoves; and a bathroom.

## ACCOMMODATION

Entrance hall. Living room. Kitchen / Dining room. Two double bedrooms. Bathroom.

Gas central heating. Mixture of single glazed timber design, single glazed timber design with secondary glazing and timber double glazed Velux windows. Small roof terrace. Communal garden. Cellar. Residents permit and pay & display on street parking available nearby.

## LOCATION

Rose Street South Lane is situated in the heart of the City Centre and New Town Conservation area with Princes Street and George Street on the doorstep. This superb central location offers cosmopolitan lifestyle with variety of high-street stores, including the St James Centre, galleries, theatres, cafes, bars and restaurants within walking distance. Edinburgh Castle and the famous Royal Mile are within proximity as well as the green spaces of Princes Street Gardens, Holyrood Park and Arthurs Seat. Vibrant Stockbridge, with a range of boutique shops, cafes, restaurants, The Royal Botanic Gardens. Inverleith Park & the Water of Leith Walkway are a short distance from the property by either walking, bus or car. Waverley and Haymarket Railway stations, and Edinburgh Bus Station are all a short walk away, with local buses and trams running across the city and to surrounding areas. Edinburgh City Bypass is accessible, giving access to major motorway networks, Edinburgh International Airport, and the Forth Road Bridge/Queensferry Crossing.

## INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains & blinds, and kitchen appliances.

## PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

## HOME REPORT

The Home Report is available at [www.espc.com](http://www.espc.com) or by contacting Urquharts Property on 0131 556 2896 or email: [property@urquharts.co.uk](mailto:property@urquharts.co.uk). All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band C

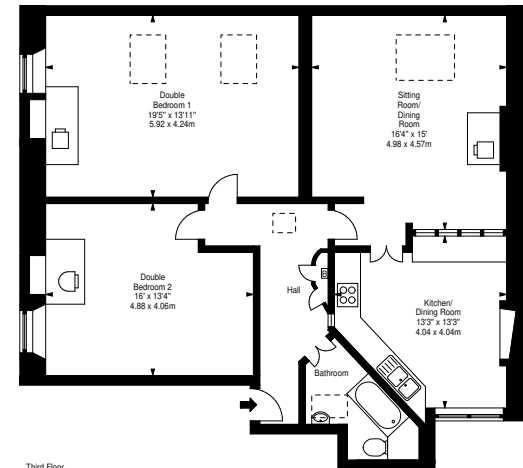
The property has an Energy Rating Category C  
Tenure Freehold



3 Flat 1,  
150 Rose Street South Lane, EH2 4BB

**SquareFoot**

Approx. Gross Internal Area  
1073 Sq Ft - 99.68 Sq M  
For identification only. Not to scale.  
© SquareFoot 2025



Third Floor

## NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.

3. All measurements are approximate and any plans are for guidance only and are not guaranteed.

4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email [property@urquharts.co.uk](mailto:property@urquharts.co.uk).