










Offers Over  
**£315,000**

## 18 Cordiners Land, 70 West Port

Grassmarket | Edinburgh | EH1 2LF

Neilsons are delighted to present to market this attractive third-floor flat, forming part of a charming C-listed period building set in the heart of Edinburgh's historic Grassmarket. Enjoying a truly exceptional location, this characterful home boasts breathtaking views of the city's iconic castle and offers immediate access to the very best of Edinburgh. The Royal Mile, Edinburgh Farmers' Market, the College of Art, and many of the city's premier cultural attractions are all just a short stroll away. A vibrant selection of restaurants, traditional pubs, and a convenient supermarket are on your doorstep, making this a perfect city-centre haven. Combining period charm with unbeatable location, this is a rare opportunity to own a piece of Edinburgh's rich architectural heritage.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Communal garden
-  Permit/meter parking
-  EPC rating – D
-  Council tax band - D



## Description

A welcoming entrance hall with built-in storage leads to a bright and spacious lounge featuring an original Edinburgh press, elegant chandelier, dining area, and stunning views of Edinburgh Castle. The modern kitchen is fitted with stylish units, coordinated worktops, splashback tiling, and space for a second dining area. The principal bedroom boasts a built-in wardrobe and captivating castle views, whilst the second double bedroom overlooks the well-maintained shared garden, and also has a built in wardrobe. The bathroom features a crisp white suite and electric shower over the bath, with a ceiling hatch providing convenient access to additional attic storage. The property further benefits from electric heating and large double windows in every room, flooding the home with natural light. High-performance bespoke secondary timber glazing throughout ensures excellent thermal efficiency and sound insulation.



## Extras

Included in the sale will be the electric oven and hob, undercounter fridge and freezer, and washer/dryer.

## Gardens and Parking

There is a lovely communal garden/drying green to the rear of the property and there is permit/meter parking close by.

## Factoring

The common areas and grounds are maintained by Fior Asset & Property. There is a floating deposit of £300 with a quarterly charge payable of £150-£250 and this includes buildings insurance.

## Viewing

By appointment through Neilsons (0131 625 2222).





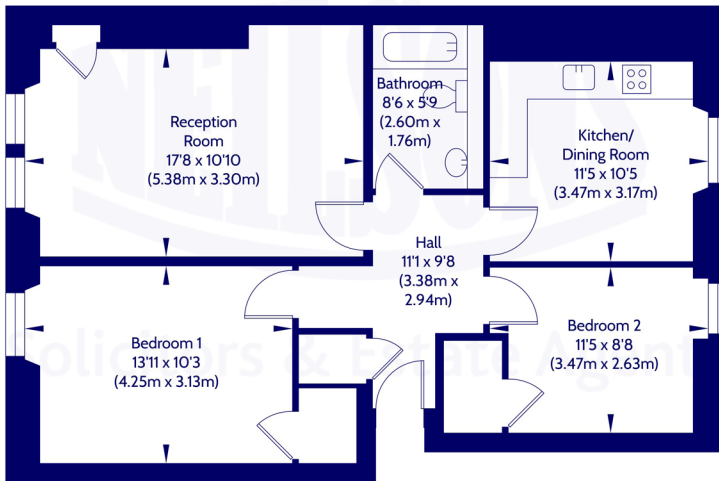
## Location

The Grassmarket is to the south of the city centre on the edge of the Old Town close to Edinburgh Castle, an area that is steeped in history with stunning architecture. The historic Old Town is a UNESCO World Heritage Site boasting a wealth of charm and character and offering all the benefits of city centre living. The main shopping and commercial thoroughfares of Princes Street, George Street and the fantastic St James Quarter are within comfortable walking distance and include major high street retailers, fine restaurants, fashionable bars and boutiques. The property is conveniently located for many Edinburgh University buildings as well as many famous and historical places of interest including art galleries, museums and theatres. A wide selection of bus services are available nearby. For commuters, Waverley Station is a short walk away and the city bypass is readily accessible and offers links to Edinburgh International Airport, the Forth Road Bridge and the central motorway network.



Approx. Gross Internal Floor Area 67.38 Sq M / 725 Sq Ft.

## Second Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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