



Solicitors & Estate Agents



Fixed Price

£399,995

3 2F1 Merchant Street

Old Town | Edinburgh | EH1 2QD

Tremendous opportunity to acquire this generously proportioned four bedroom second floor flat, situated in the heart of Edinburgh's historic Old Town. With first-class amenities and excellent transport links within easy reach, the property is ideally suited to professionals and buy-to-let investors alike.

 4 beds

 1 public

 1 bathroom

 On-street Parking

 EPC Band - C

 Council Tax Band - E



Description

The accommodation begins with a welcoming entrance hallway and a large storage cupboard. The bright and spacious open-plan lounge, kitchen and dining area benefits from twin windows and a fitted kitchen complete with included white goods, partially tiled in splash areas. There are four well-sized double bedrooms, three with room for different configurations, and a peaceful rear aspect and stunning views towards the iconic Edinburgh Castle. Bedroom four faces the front of the building and offers ample space for freestanding furniture. The modern shower room features a smart vanity unit, heated towel rail, and a mix of partial tiling and panelling.

Further features include gas central heating, single glazing, and a secure door entry system.

The property previously held an HMO licence which has recently expired, and it is expected that reinstating it should be relatively straightforward.



Extras

Selected fixtures and fittings, including; integrated gas hob, oven, and extractor hood, freestanding fridge-freezer, washing machine, and dishwasher, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

For the car owner, on-street permit/metered parking can be found on Merchant Street and within the surrounding area.

Viewing

By appointment through Neilsons 0131 625 2222.





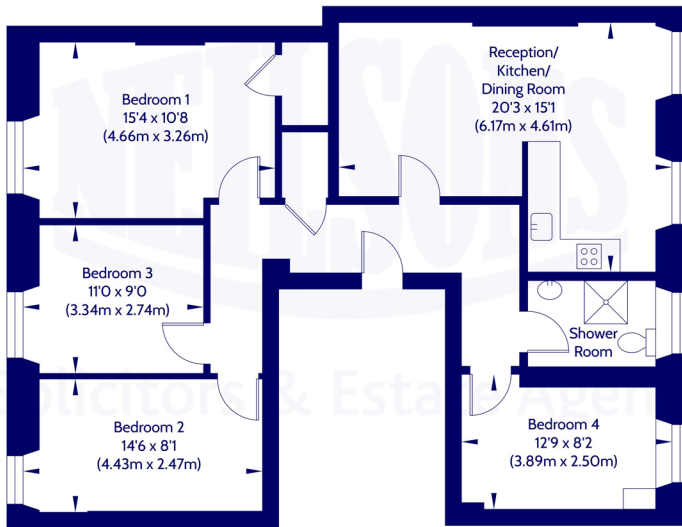
Location

Merchant Street lies in the heart of the Old Town, a UNESCO World Heritage Site boasting a wealth of charm and character and offers all the benefits of city centre living. Within the immediate vicinity there are first-class amenities to meet day-to-day needs including a wide range of shops, banks, supermarkets, cinemas, theatres, restaurants and bars. A number of major tourist attractions including Edinburgh Castle, Holyrood Park and Arthur's Seat, Palace of Holyroodhouse, Scottish Parliament, Dynamic Earth, and the summit of Calton Hill are all close by. Regular bus services run outside the property for the city centre and beyond. Edinburgh Waverley Station and the tram system are both a short walk away for access across Edinburgh and to Edinburgh International Airport. The City Bypass is also readily accessible for access to the Scottish motorway network.



Approx. Gross Internal Floor Area 87.15 Sq M / 938 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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