



Solicitors & Estate Agents



Offers Over

**£275,000**

## 59/8 Rose Street

New Town | Edinburgh | EH2 2NH

Neilsons are delighted to offer to the market this well-proportioned one-bedroom fourth-floor flat, set within a striking Category B listed building in one of Edinburgh's most prestigious addresses. The property enjoys a bright and spacious interior, combining period charm with practical living, and is ideally positioned close to the capital's renowned restaurants, boutique shops, bars, and theatres.

 1 bedroom

 1 public

 1 bathroom

 Permit/metered Parking

 EPC Band - E

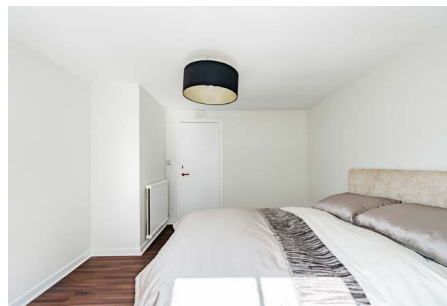
 Council Tax Band - C



## Description

The accommodation comprises: a welcoming entrance hallway with a large walk-in cupboard, a generous open-plan lounge/kitchen/diner filled with natural light from twin windows and featuring a handy breakfast bar, tiled flooring to the kitchen area, partially tiled splash zones for easy upkeep, and a range of integrated and freestanding appliances. The spacious double bedroom benefits from twin windows, allowing an abundance of light, and offers ample space for a variety of freestanding furniture. Completing the home is a fully tiled bathroom with a large walk-in shower with openable sky light, heated towel rail, and tiled flooring.

Further benefits include gas central heating via a shared boiler system, single glazing, and a secure door entry.



## Extras

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

## Gardens and Parking

Permit/metered parking is available within the surrounding area to accommodate both residents and visitors alike.

## Viewing

By appointment through Neilsons 0131 625 2222.







## Location

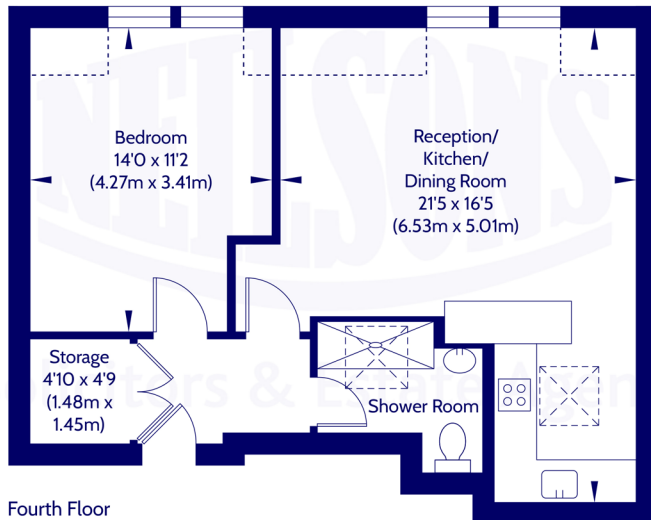
Edinburgh's New Town is celebrated for its Georgian and neo-classical architecture, elegant cobbled streets, and private gardens. A UNESCO World Heritage Site, it remains one of the city's most desirable residential areas, rich in art, history, and culture, and home to leading galleries and collections. At the heart of the festival capital, the New Town hosts renowned events such as the International Book Festival in Charlotte Square and the world-famous Hogmanay celebrations.



Residents enjoy exceptional shopping on Princes Street and George Street, luxury fashion at Harvey Nichols and Multrees Walk, and an array of boutiques and dining at the new St James Quarter. The area also offers a vibrant social scene, from chic cocktail bars to award-winning restaurants and cafés. Green spaces such as Princes Street Gardens and the Royal Botanic Garden are close at hand, while families benefit from excellent local schooling, including Broughton Primary, Drummond Community High, and a range of top independent schools.



Approx. Gross Internal Floor Area 48.16 Sq M / 518 Sq Ft.



Fourth Floor

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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