







## Welcome

Welcome to Grindlay Street. McDougall McQueen are delighted to present to the market this fabulous, bright and spacious four-bedroom Category C Listed second floor flat, part of a traditional tenement building with secure entry system which offers flexible, well-proportioned accommodation with many beautiful period features, including intricate cornices, working shutters and a handsome fireplace. Grindlay Street lies in the heart of the city centre with excellent views of the iconic Edinburgh Castle. The Usher Hall, Lyceum and Traverse Theatres and The Filmhouse are all on the doorstep. Presented to the market in good order throughout, we would recommend an early viewing.

- Spacious hallway
- Handsome front- facing living room
- Dining kitchen
- Four large bedrooms
- Family bathroom
- WC
- Gas central heating
- Arched sash and case windows
- Secure entry system
- Permit and metered parking available











## Tollcross

Grindlay Street is ideally located just a five-minute walk from Princes Street, offering superb convenience in the heart of Edinburgh. The area features theatres, cinemas, and a great selection of bars, restaurants, and independent shops along nearby Lothian Road. Several supermarkets, including Sainsbury's, Tesco, and Co-op are within easy reach.

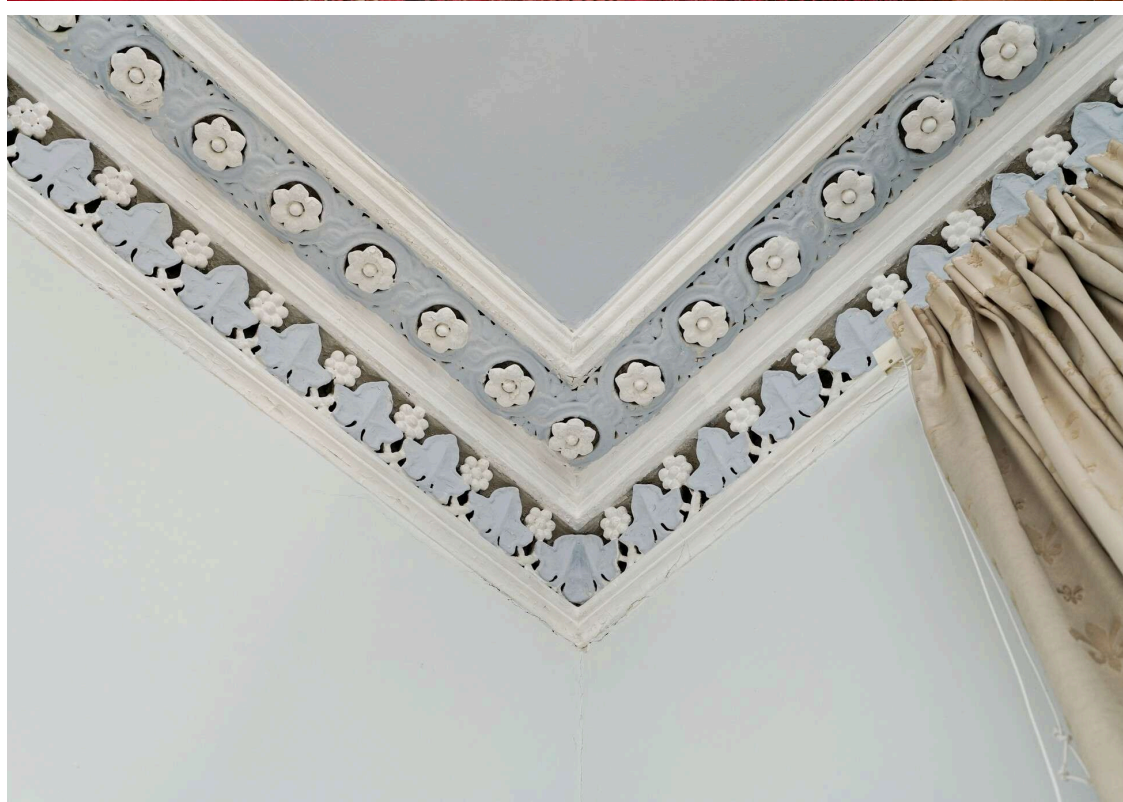
For green space, both the beautiful Princes Street Gardens and the Meadows are just a stone's throw away. Edinburgh University and the College of Art are within walking distance, and excellent bus links connect the area to Napier and Heriot-Watt Universities. Waverley and Haymarket Stations are nearby, and the West End tram stop offers direct access to the airport.

## Extras

Included in the sale are fitted floor coverings, light fittings, kitchen blind, integrated electric oven and gas hob and, if wished, an 1874 Broadwood grand piano!









# Get in touch

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EH22 1JB

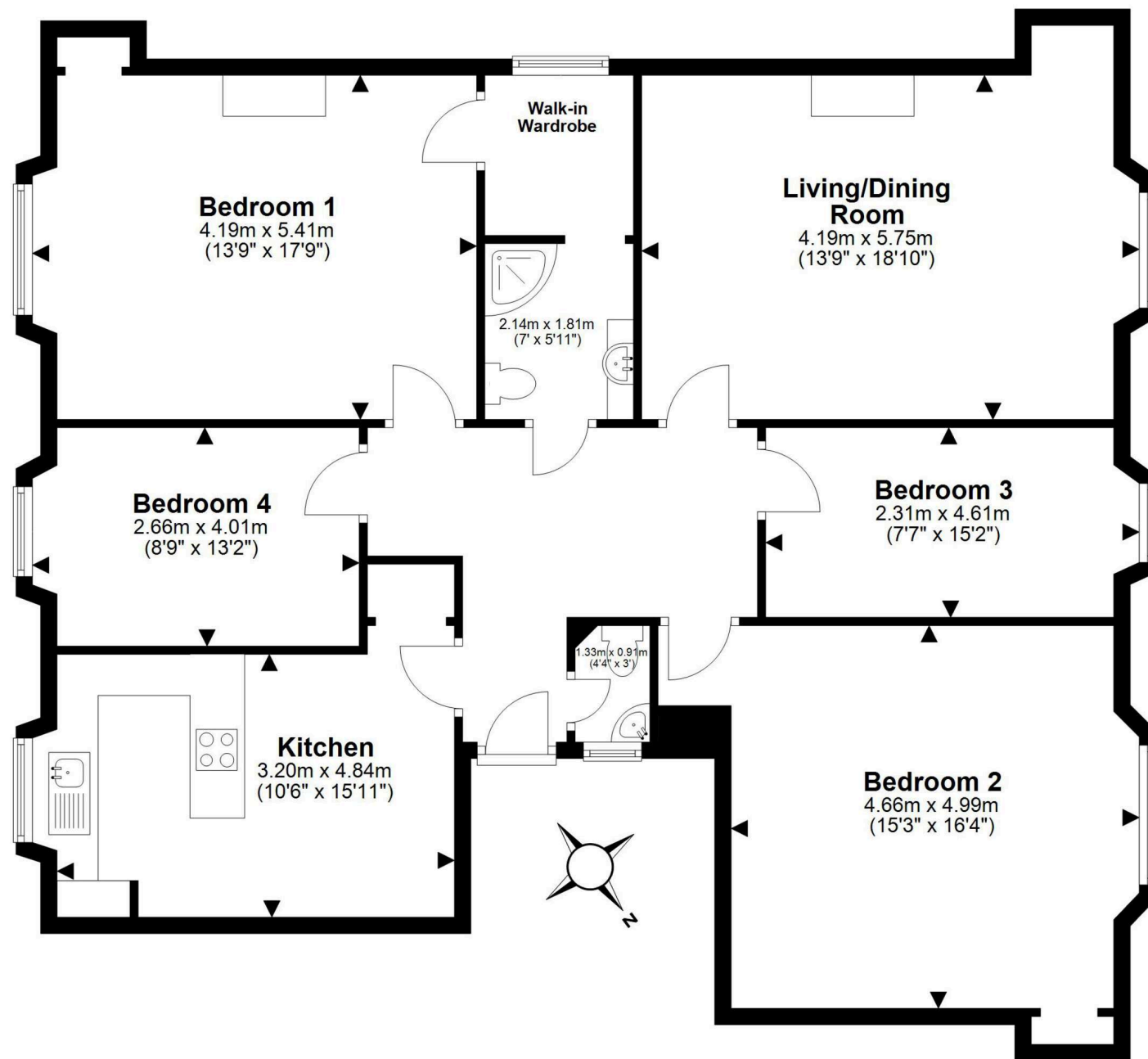
Bruntsfield Office:

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Edinburgh EH10 4EQ



**CHARTERED FIRM**

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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 Combined 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 Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.