





Lovely 2 Bedroom Top Floor Apartment!

Niall McCabe & RE/MAX Property are delighted to present to the market this elegant 2-bedroom top floor apartment located to the West of the city centre. The property has been freshly re-decorated throughout with crisp carpeting and wall coverings; this is an ideal first home or amazing rental opportunity.

Accommodation comprises; large lounge, modern kitchen, 2 double bedrooms, a newly fitted family bathroom & private garden.

Edinburgh, Scotland's vibrant capital, blends historic charm with modern sophistication. Famed for its iconic castle, cobbled streets, and cultural festivals, the city offers a rich mix of heritage, green spaces, and dynamic urban living—making it one of the UK's most desirable places to call home.

Council Tax Band – C

Freehold

No Factor Fees

Sales particulars aim for accuracy but rely on seller-provided info. Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries.

Lounge

14' 10" x 12' 5" (4.52m x 3.78m)

A stylish front-facing lounge featuring a striking brick-effect wall with electric fireplace, modern carpeting, and bathed in beautiful natural sunlight.

Kitchen

9' 5" x 8' 9" (2.88m x 2.67m)

Modern kitchen with ample workspace, integrated appliances, complementary flooring, and a bright rear window for natural light.

Bedroom 1

13' 9" x 9' 6" (4.20m x 2.89m)

Spacious double bedroom with fresh carpeting, neutral décor, and generous floor space for flexible furniture layouts.

Bedroom 2

10' 10" x 10' 0" (3.31m x 3.05m)

A well-proportioned double bedroom featuring fitted wardrobes, neutral carpeting, and stylish central lighting.

Family Bathroom

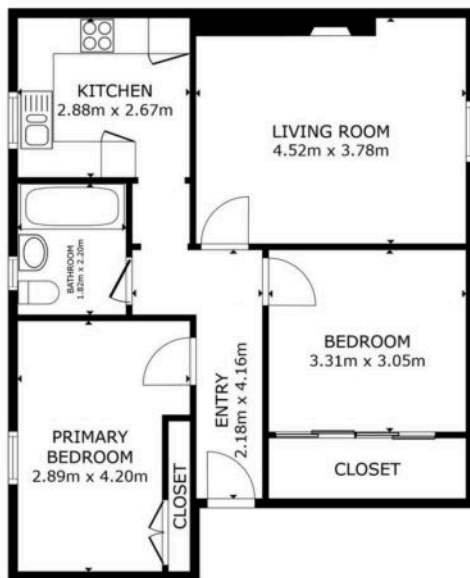
7' 3" x 6' 0" (2.20m x 1.82m)

Modern 3-piece family bathroom with a large bathtub, sleek wet wall panels, and an eye-catching floor design.

Exterior

The property enjoys lovely gardens – to the rear, there is a secluded lawned section which is ideal for summer get-togethers and ample storage via sheds.





FLOOR PLAN



GROSS INTERNAL AREA
FLOOR PLAN 63.9 m²
TOTAL: 63.9 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





RE/MAX Property

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