



**Flat 53, Royal Mile Mansions, 50 North Bridge**

Offers Over **£395,000**





## Flat 53

Royal Mile Mansions, Edinburgh

Andrew Edwards and RE/MAX Estates -  
Edinburgh a Bright top-floor 2-bed flat in historic  
Royal Mile Mansions, Edinburgh, with stunning  
city views, lift, concierge, and excellent city-  
centre location.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





### Reception / Lifts

Accessed via North Bridge, a very well maintained communal hall/stair with lift access and concierge service. This substantial and secure property benefits from CCTV, an entry phone system.

### Main Entrance Hallway

The hallway is carpeted with central lighting it leads to Lounge / Dining room / Kitchen / single Bedroom on the upper level and stairway down to Family Bathroom, Large Storage Cupboard & Main Bedroom.

### Lounge

14' 4" x 23' 0" (4.37m x 7.01m)

A bright room housing a large Bay Window with fantastic views of Edinburgh's Royal Mile including Edinburgh Castle, St Giles Cathedral, The Tron Church, Arthur Seat, and rooftop views of The Pentland Hills. Centrally fitted lighting, The floor is carpeted and the heating is electric radiator.

### Kitchen

12' 8" x 9' 2" (3.87m x 2.80m)

This well used space is situated between the Lounge and Dining room making it very easy to serve food at meal times. the room has ample wall and base units, co-ordinating work tops and splash back, electric oven and hob stainless steel sink and drainer, a kitchen window that looks onto Cockburn Street.

### Dining Room

13' 7" x 9' 2" (4.13m x 2.79m)

The dining room is a bright area with a super three part Bay Window looking over the Royal Mile towards Edinburgh Castle and St Giles Cathedral. The floor is carpeted, central lighting, electric heating shared with the Lounge.







### Bedroom 2

16' 8" x 7' 3" (5.09m x 2.21m)

A compact room used as an office at the moment, it has a built in mirror door wardrobe, electric heating, central lighting and carpeted flooring.

### Main Bedroom

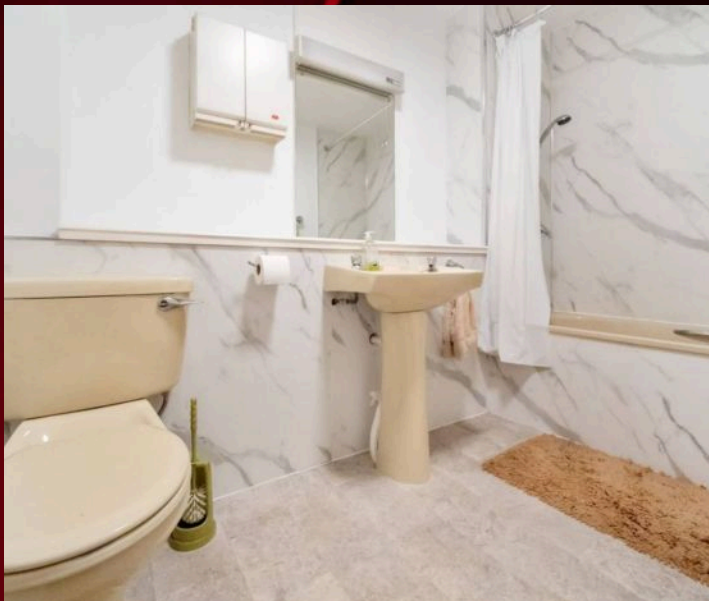
11' 6" x 19' 3" (3.50m x 5.86m)

A bright spacious room with window looking onto the Royal Mile, The Tron Church and Hunter Square with the historic Aurther's Seat hill in the distance, the floor is carpeted, central lighting, electric heating and has a fitted wardrobe with mirrored doors.

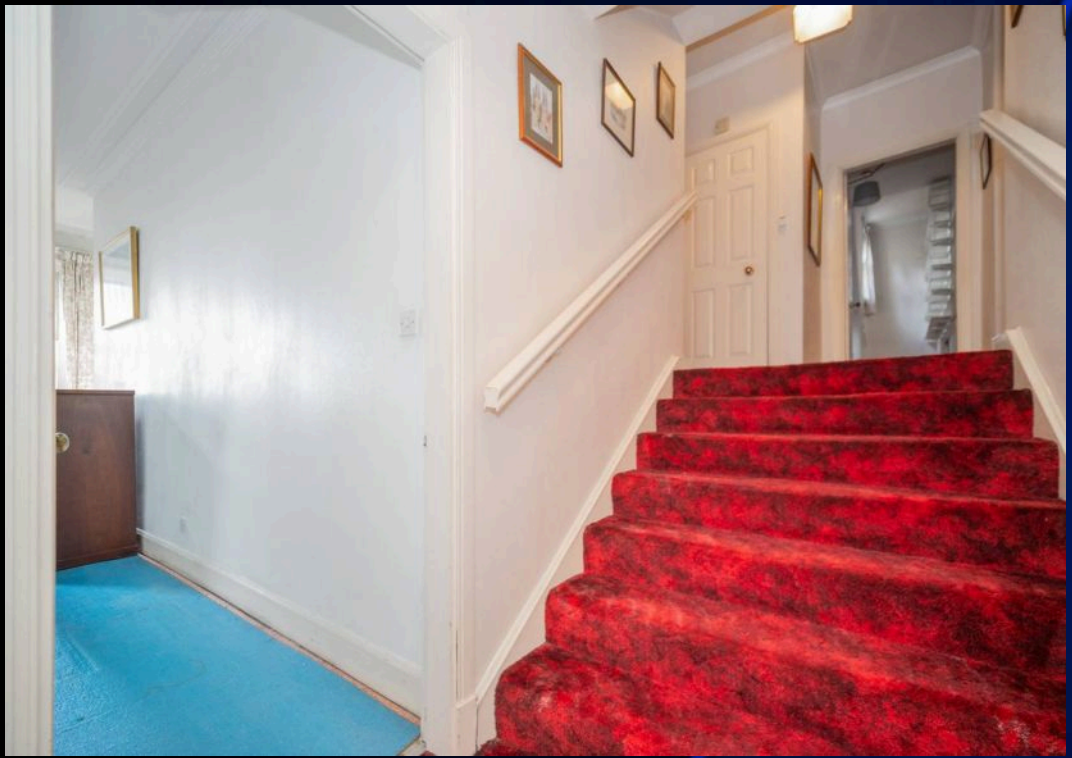
### Family Bathroom

9' 4" x 7' 1" (2.85m x 2.16m)

Recently fitted bathroom with laminated flooring, wet wall covering, central lighting, matching WC, sink and bath with over bath electric shower.







Flat 53, Royal Mile Mansions, Edinburgh, EH1 1QN



Approx. Gross Internal Floor Area 1043 sq. ft / 97.04 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

### Energy Efficiency Rating

|                                             | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92+) <b>A</b>                              |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             | 61      | 82        |

England, Scotland & Wales

EU Directive  
2002/91/EC



### Environmental Impact (CO<sub>2</sub>) Rating

|                                                                 | Current | Potential |
|-----------------------------------------------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92+) <b>A</b>                                                  |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
|                                                                 | 46      | 70        |

England, Scotland & Wales

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**RE/MAX**  
ESTATES



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