



Old Town, Edinburgh

43/2 COCKBURN STREET, EDINBURGH EH1 1BS

Situated in the heart of Edinburgh's Old Town, stepping straight out onto bustling Cockburn Street and up the Royal Mile to Edinburgh Castle, this fantastic, one bedroom flat, with additional mezzanine bed and small study/box room, is set within an elegant ornate stone tenement with distinctive period features.

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DESCRIPTION

South-facing sunny first floor flat in traditional stone building flooded with natural light. The Property comprises of:

- Vestibule with additional locking door and shared cupboard
- Entrance Hall
- Spacious Sitting Room with Mezzanine Double Bed
- Semi Open Plan Kitchen with incredible views
- Spacious Double Bedroom
- Study/Box Room
- Original Sash and Case Windows
- Gas Central Heating
- Views up the Royal Mile

LOCATION

Cockburn Street is ideally placed for enjoying everything the capital has to offer. The property is well served with an excellent array of shops, bars, eateries and boutiques and within a few minutes' walk you'll find a wealth of cultural landmarks, and popular visitor attractions including St Giles' Cathedral, the National Gallery, the Scottish Parliament, the Real Mary Kings Close and Edinburgh Castle. With Princes Street Gardens at one end and the Royal Mile at the other, Cockburn Street is an outstanding example of Edinburgh's historic Old Town, located in the heart of the City Centre. The popular Grassmarket area with its al-fresco eateries and vintage stores is also on the doorstep. When it comes to beautiful outdoor spaces, Calton Hill, Princes Street Gardens and Holyrood Park with the famous Arthur's Seat Landmark are only a short walk away. Excellent transport links are a standout feature of this location. Edinburgh Waverley Station lies at the foot of the street, offering direct rail connections across Scotland and the wider UK.

Multiple bus routes and tram services are also close at hand, providing convenient access to the city's financial district, universities, and Edinburgh International Airport. For the motorist, Waterloo Place (A1) is a quick route out to the City Bypass. Whether you are seeking a location that places you at the heart of Edinburgh's cultural and social scene or city living close to open green spaces this area delivers in abundance.

EXTRAS

Light fittings, oven and hob, fridge freezer and washing machine are included in the sale.

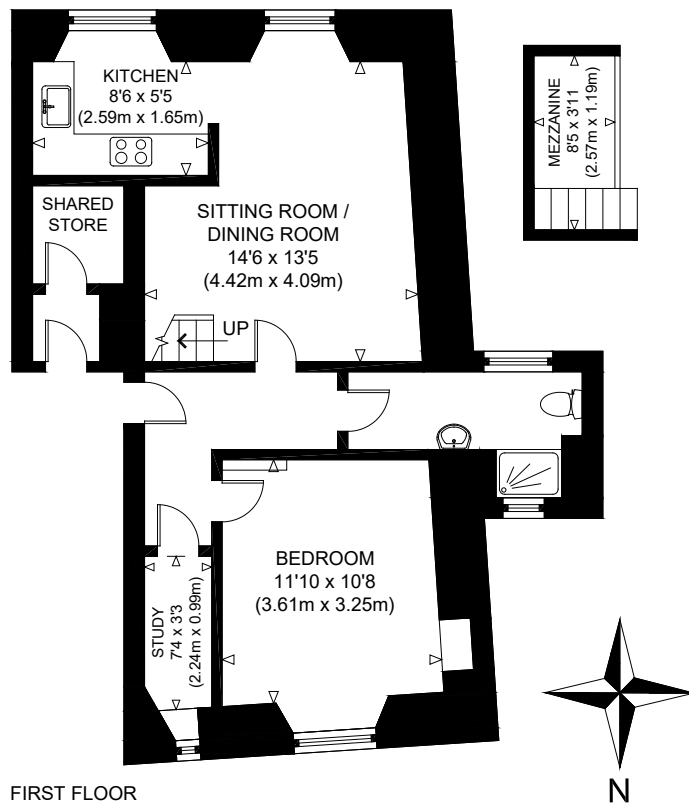
COUNCIL TAX BAND

Band C

VIEWINGS

By Appointment with Agents: Tel: 0131 467 7550





FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 518 SQ FT / 48.2 SQ M

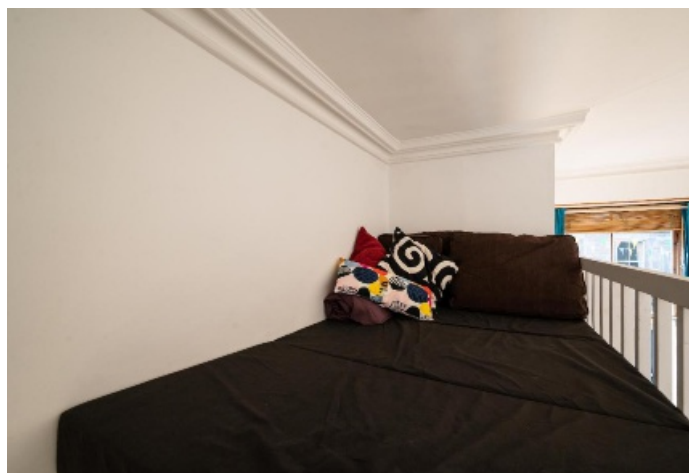
COCKBURN STREET

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 518 SQ FT / 48.2 SQ M

All measurements and fixtures including doors and windows
are approximate and should be independently verified.

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