



## FREDERICK STREET

Edinburgh, EH2

# A SUPERB, FOUR BEDROOM DUPLEX APARTMENT

Forming the top two levels of an ideally located,  
original building in the heart of the city.



4



3



1



Permit



EPC

C

Local Authority: The City of Edinburgh Council

Council Tax band: G

Tenure: Freehold

Offers Over: £750,000





# DESCRIPTION

Frederick Street is an important street connecting the main shopping hubs of George Street and Princes Street, with some of the most stunning scenery Edinburgh has to offer, steeped in history with a wealth of cultural attractions and shopping on the doorstep. This immaculately presented property benefits from high specification interiors with contemporary upgrades blending perfectly alongside period features, including renovated sash and case windows and a cupola both allowing for plenty of natural light to flow throughout the apartment.

Accommodation includes a pristine kitchen, a spacious reception room and a study and will make the perfect home, pied-a-terre or investment prospect for those seeking to enjoy the thriving, cosmopolitan lifestyle on offer here. The property has a current HMO license in place.

# FEATURES

- Prime location in the historical city centre
- Beautifully presented, spacious apartment arranged over two levels
- Retains refurbished original features
- Light filled kitchen with contemporary fittings
- Four double bedrooms (two en suite)
- Pristine family bathroom with deep freestanding bathtub
- Expansive living room/dining room with bay window
- Large attic space
- HMO license in place





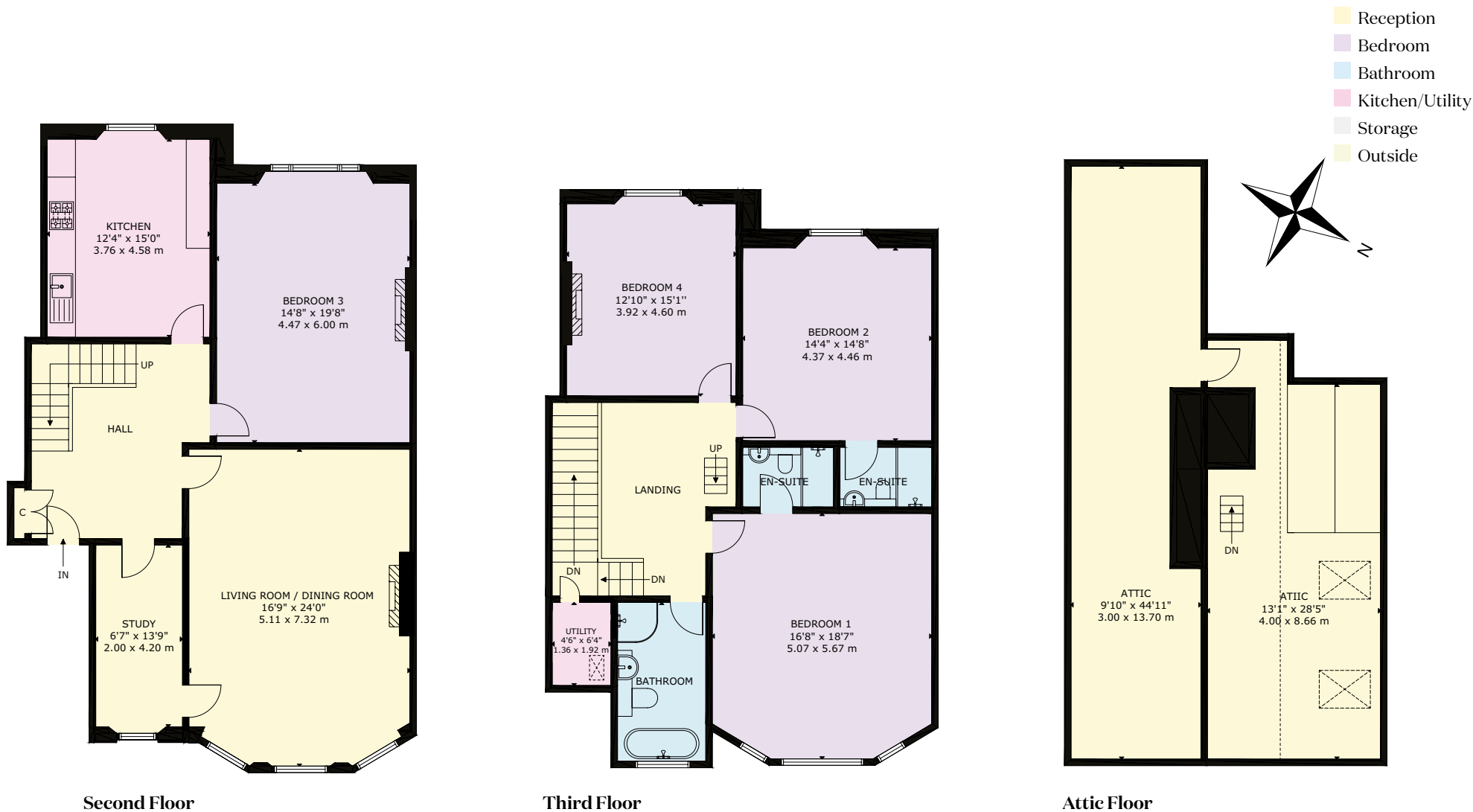
## LOCATION

Frederick Street lies in the heart of Edinburgh's vibrant city centre, now proudly part of a designated UNESCO World Heritage Site. This elegant street showcases exceptional architecture and forms a striking intersection with Queen, George, and Princes Streets, an enviable location framed by historic landmarks, the lush expanse of Princes Street Gardens, and the commanding presence of Edinburgh Castle.

Residents may apply for access to the beautiful private gardens of Queen Street West (waiting lists may apply). The neighbourhood exudes a cosmopolitan charm, home to an array of galleries, cafés, restaurants, bars, and boutique shops. Each summer, the world-renowned Edinburgh Festival and Fringe Festival bring an influx of visitors, energising the city with a rich blend of arts and culture.

Frederick Street benefits from zoned permit parking and excellent transport connections, including easy access to Edinburgh's bus and tram networks, Waverley train station, and direct tram links to Edinburgh International Airport.





Approximate Gross Internal Area  
3,157 SQ FT / 293 SQ M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Financial Guarantee/Anti Money Laundering: All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/ funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

I would be delighted  
to tell you more.

**Ricardo Volpi**  
0131 222 9600  
ricardo.volpi@knightfrank.com

**Knight Frank Edinburgh**  
80 Queen Street, Edinburgh  
EH2 4NF

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by KF Scotland Ltd., in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither KF Scotland Ltd, nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of KF Scotland Ltd. 2. Material Information: Please note that the material information is provided to KF Scotland Ltd, by third parties and is provided here as a guide only. While KF Scotland Ltd, has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated July 2025. Photographs and videos dated July 2025. All information is correct at the time of going to print. KF Scotland Ltd is a limited company registered in Scotland with registered number 120/NE78008. Our registered office is 41 Charlotte Square, Edinburgh, EH2 4HQ. KF Scotland Limited is an independently owned member of the Knight Frank Network operating under licence from Knight Frank LLP.