




# HERIOT ROW


Edinburgh, EH3





# CLASSIC GEORGIAN ELEGANCE MEETS CONTEMPORARY CITY LIVING


On one of Edinburgh’s most prestigious streets.

  
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Permit

  
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EPC

Local Authority: The City of Edinburgh Council  
Council Tax band: F  
Tenure: Freehold  
**Offers Over: £330,000**



## DESCRIPTION

Positioned on the lower ground floor of a distinguished Georgian street, this beautifully presented apartment offers a sophisticated blend of period character and contemporary design. Sympathetically renovated, the property delivers well-balanced accommodation with refined finishes throughout.

The interiors are notably spacious, enhanced by generous proportions, high ceilings, and large sash-and-case windows. Traditional features such as ornate cornicing and original fireplaces have been carefully preserved, while a modern kitchen and neutral décor ensure the property meets the demands of modern living.

A generously sized cellar, recently renovated to a high standard, provides excellent additional storage space and further flexibility, ideal for a variety of practical or lifestyle uses.

A key feature is the private front courtyard. A unique and valuable asset providing a quiet and sheltered outdoor space in a prime city location.

Situated within easy reach of the city centre, the property also benefits from excellent access to Edinburgh’s renowned cultural, retail, and transport amenities.

The area is well served by a number of highly regarded local and independent schools, including The Edinburgh Academy, Fettes College, George Heriot’s, Stockbridge Primary School, the City of Edinburgh Music School and Broughton High School, making this an ideal home for families seeking quality education within close proximity.





# KEY FEATURES

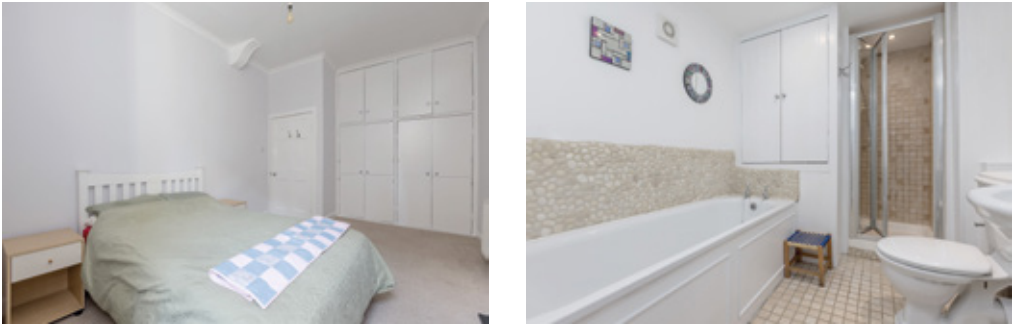
- Two bedrooms
- One bathroom
- Open living space
- Numerous period features
- Cellar storage - insulated for varied use
- Access to communal gardens
- Central New Town location
- Permit parking

# LOCATION

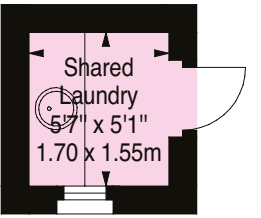
Located in Edinburgh’s prestigious Georgian New Town, Heriot Row is situated within a few minutes’ walk from the retail and commercial City Centre. From Princes Street and George Street to the charming area of Stockbridge, only a 5 minutes’ walk away.

The property enjoys all the benefits of City Centre living, with a wide variety of shops including St James Quarter, cafes, restaurants, and other amenities nearby. Waverley Rail Station and St. Andrew Square Bus Station are easily accessible along with easy access to the tram service which runs through the city centre to the airport.

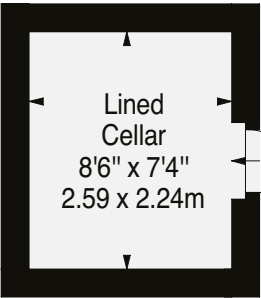
The open spaces of the Royal Botanic gardens, Inverleith Park and the Water of Leith Walkway are close by. Excellent private and public schooling is also within easy reach.



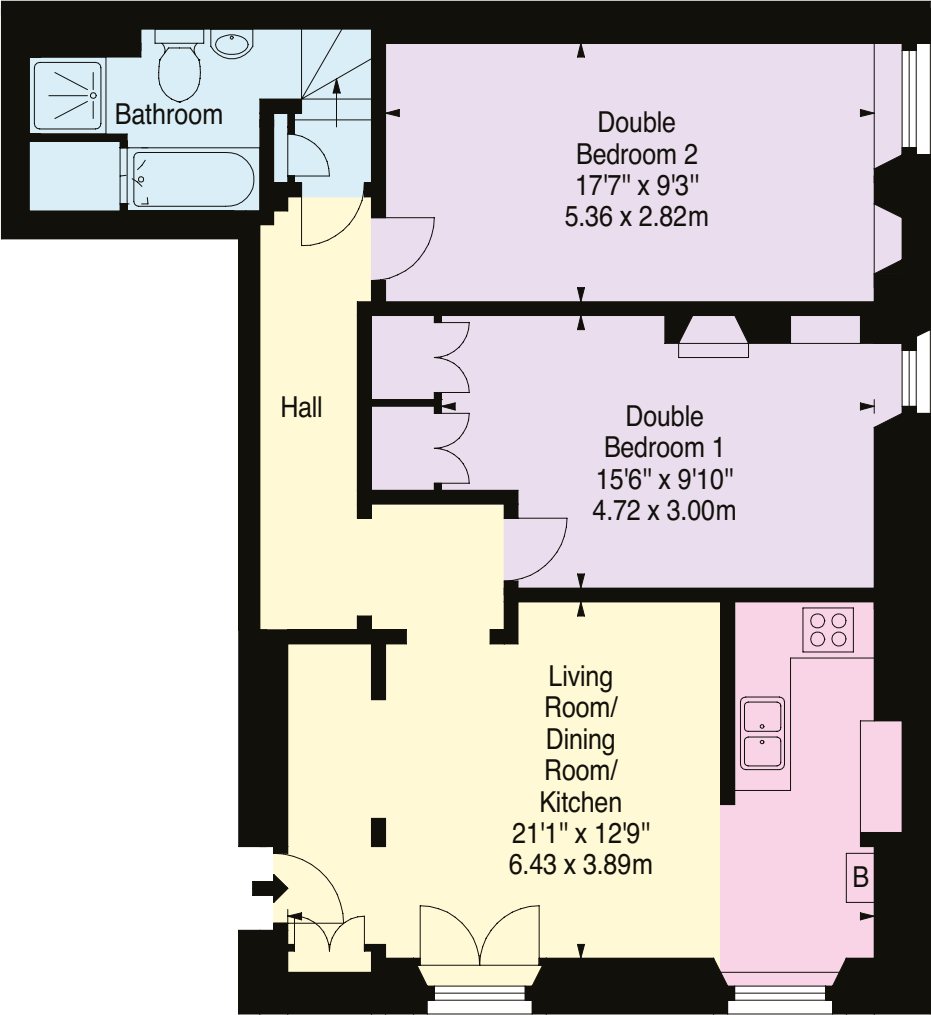
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Lower Ground Floor



Lower Ground Floor



Lower Ground Floor

Approximate Gross Internal Area  
781 Sq Ft - 72.55 Sq M  
Shared Laundry & Lined Cellar: 92 Sq Ft - 8.55 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.

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I would be delighted  
to tell you more.

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