



607 Websters Land

Grassmarket, Edinburgh, EH1 2RX

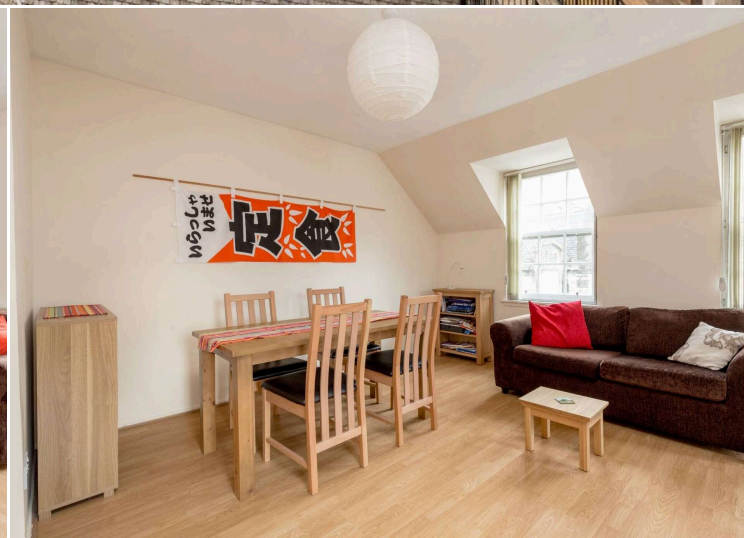


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Delightful 2 bedroom 5th floor flat with exceptional views of Edinburgh Castle

- Sitting/dining room - turret feature window
- Fitted kitchen
- 2 double bedrooms - built-in wardrobes
- Bathroom
- Wonderful Castle views
- Close to a variety of local amenities
- Historic & central location
- Communal courtyard
- Permit parking
- Electric heating & double/secondary glazing



Offers Over: £250,000

EPC Rating: D

Council Tax: D

Tenure: Freehold

Further information can be found in the home report.

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About the Property

With exceptional views of Edinburgh Castle, this delightful fifth floor flat forms part of a traditional tenement building located in the bustling and vibrant area of the Grassmarket. All the attractions and amenities of the City Centre are all within easy reach and excellent local shops, restaurants and amenities are on the doorstep in the Grassmarket and Old Town.

The interior of the property is well proportioned throughout and offers bright accommodation with the rooms to the rear enjoying views to the Castle.

Management

The development is factored and maintained by Trinity Factors for an approximate annual charge of £930. This covers the costs involved in the maintenance and upkeep of the communal areas including the gardens and the block buildings insurance.





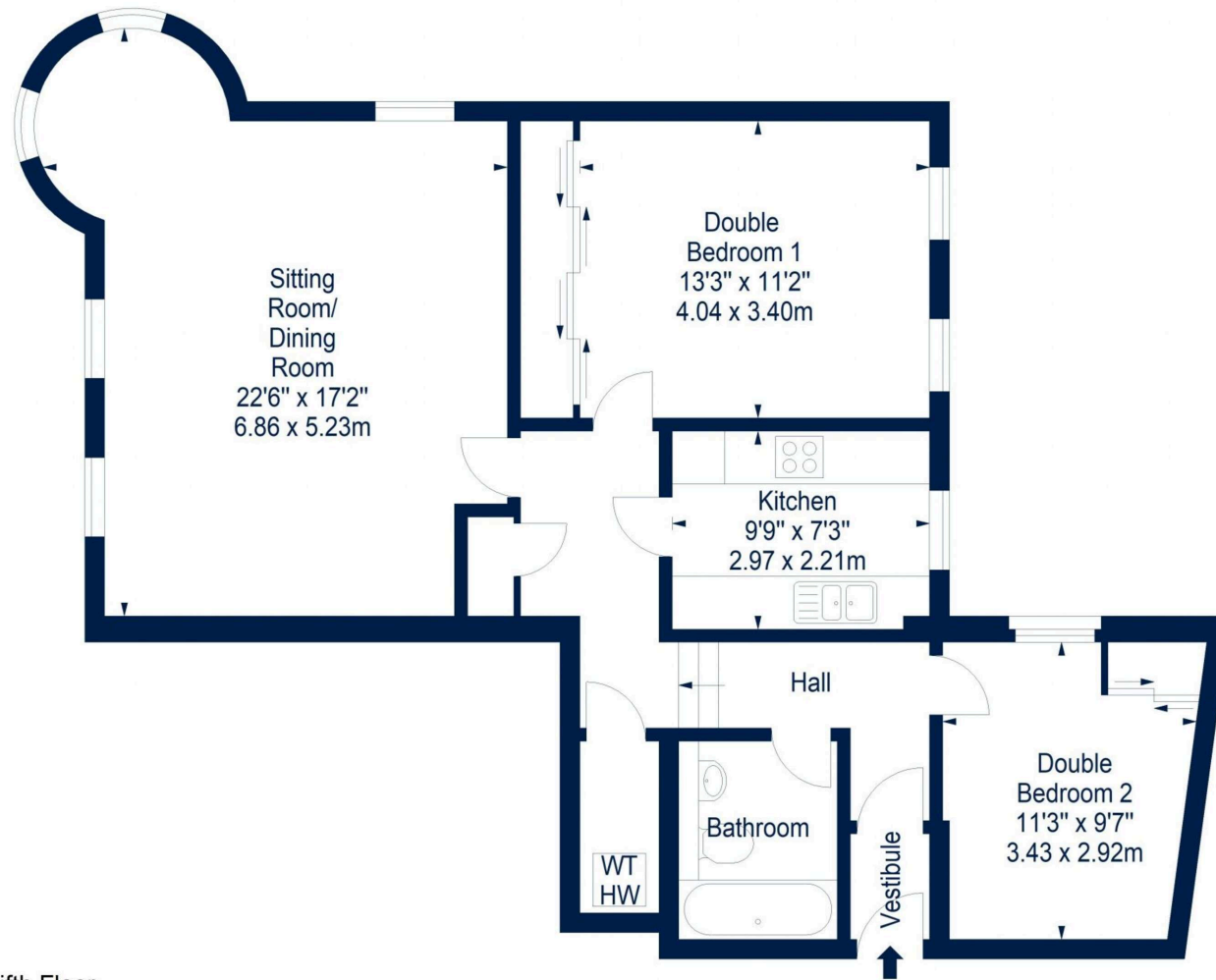
Location

The Grassmarket lies close to Edinburgh Castle, an area that is steeped in history with stunning architecture and renowned museums and national art galleries. The Grassmarket is host to many fine bars and restaurants and offers a unique way of life in the heart of Edinburgh's historic Old Town. The main shopping and commercial thoroughfares of Princes Street, George Street and St James Quarter are within easy walking distance and include major high street retailers, fine restaurants, fashionable bars and boutiques. The location is also very convenient for Edinburgh's financial sector in and around Lothian Road, Edinburgh University and The Edinburgh College of Art is also nearby. A wide selection of bus services is available nearby giving access to most areas of the City. For commuters, Waverley Station is a short walk away.

Extras

All fitted floor coverings, curtains, blinds, curtain poles, light fittings, hob, oven, extractor hood, fridge, freezer, dishwasher and washing machine are included in the sale price.

607 Websters Land, Edinburgh, Midlothian, EH1 2RX



Fifth Floor



House - Approx. Gross Internal Area - 882 Sq Ft - 81.94 Sq M

For identification only. Not to scale. © SquareFoot 2025



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