



1 Shoemakers Close

Old Town, Edinburgh, EH8 8FU



VMH ESTATE AGENTS



VIRTUALLY STAGED IMAGE



Exceptional 3 bedroom 'mews' style property with integrated garage

- Superb open plan sitting/dining/kitchen
- Principal bedroom with walk-in wardrobe
- En-suite shower room
- Double bedroom 2 - built-in wardrobe
- Double bedroom 3 - walk-in wardrobe
- En-suite shower room
- Bathroom & utility room
- Exceptional historic & central location
- Integrated garage
- Gas central heating & double glazing

Offers Over: £725,000

EPC Rating: B

Council Tax: G

Tenure: Freehold

Further information can be found in the home report.

vmh.co.uk

About the Property

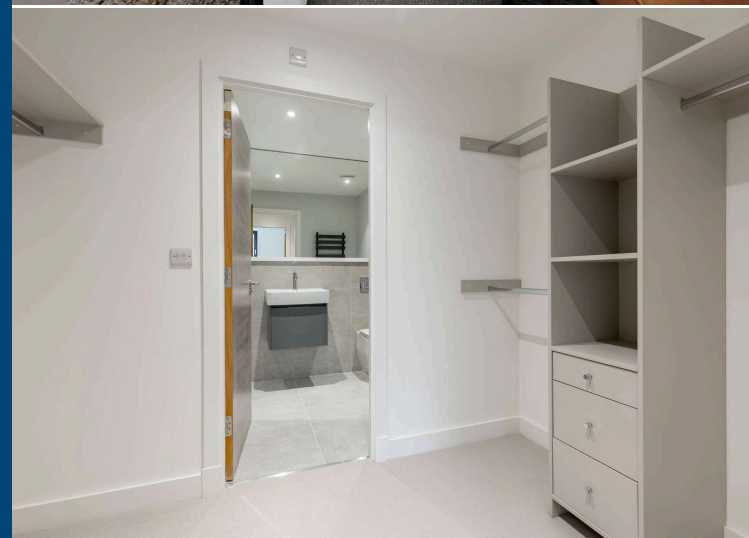
Located in the heart of Edinburgh's historic Old Town this truly impressive property forms part of the landmark Waverley Square development. This mews style property benefits from all the attractions and amenities of the City Centre being on the doorstep while being positioned in a peaceful close where an integrated garage provides off street secure parking.

The high specification interior is stylish and contemporary throughout offering well proportioned accommodation over three levels. Two luxurious bedrooms offer walk-in wardrobes and superb en-suite shower rooms and the stunning open plan reception room spans the whole of the first level.

Note: some photos have been digitally staged.

Extras

To include all fitted carpets and floor coverings, light fittings, electric hob, cooker hood, oven, washing machine, dishwasher and the fridge/freezer.





VIRTUALLY STAGED IMAGE



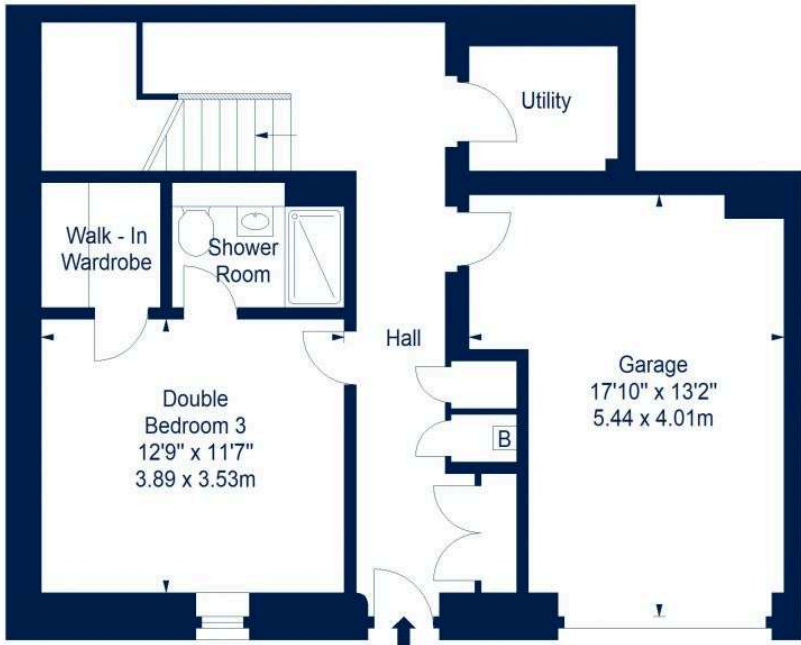
Location

The historic Old Town is a UNESCO World Heritage Site boasting a wealth of charm and character with all the benefits of city centre living. The main shopping and commercial thoroughfares of Princes Street and George Street are within comfortable walking distance which include major high street retailers, St James Quarter, fine restaurants and fashionable bars. The property is conveniently located for many Edinburgh University buildings as well as many famous and historical places of interest. The Grassmarket and the Royal Mile areas of the Old Town offer a superb choice of speciality shops, restaurants, bars, coffee shops, delis and boutiques. Regular bus services give access to most areas of the city and for commuters Waverley Station is a short walk away.

Management

The development is factored by Redpath Bruce with the current monthly charge being approximately £121 a month.

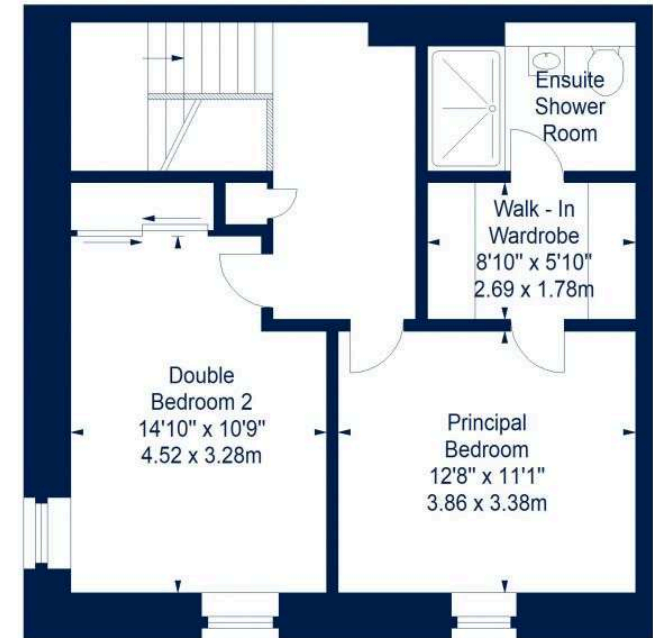
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Ground Floor



First Floor



Second Floor

House - Approx. Gross Internal Area - 1847 Sq Ft - 171.59 Sq M
(Including Garage)



For identification only. Not to scale. © SquareFoot 2025





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Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.