



# 3/1 Shoemakers Square

Old Town, Edinburgh, EH8 8FW



VMH ESTATE AGENTS





## Exceptional, contemporary 1 bedroom ground floor flat with a secure allocated parking space.

- Open plan sitting/dining/kitchen
- Double bedroom - walk-in wardrobe
- Stylish bathroom
- Variety of amenities on the doorstep
- Exceptional central location
- High specification fixtures & fittings
- Secure allocated parking space
- Gas central heating & double glazing



**Offers Over: £359,950**

**EPC Rating: B**

**Council Tax: F**

**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 superb 1 bedroom ground apartment flat forms part of the landmark Waverley Square development. This impressive property benefits from all the attractions and amenities of the City Centre being on the doorstep. Included in the sale is an allocated parking space located in the secure residents' car park.

The high specification interior is stylish and contemporary throughout offering well proportioned accommodation.

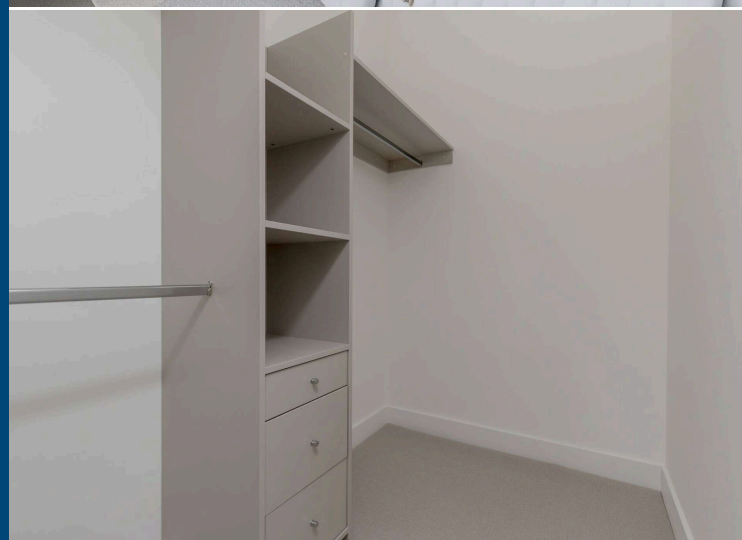
Note: some photos have been digitally staged.

## Extras

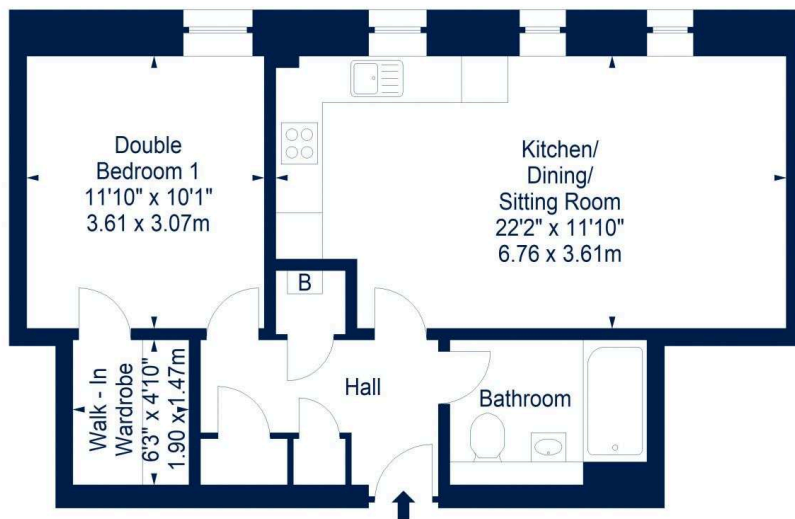
To include all fitted carpets and floor coverings, light fittings, electric hob, cooker hood, oven, washing machine, dishwasher and the fridge/freezer.

## Management

The development is factored by Redpath Bruce with the current monthly charge being approximately £100.



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Ground Floor

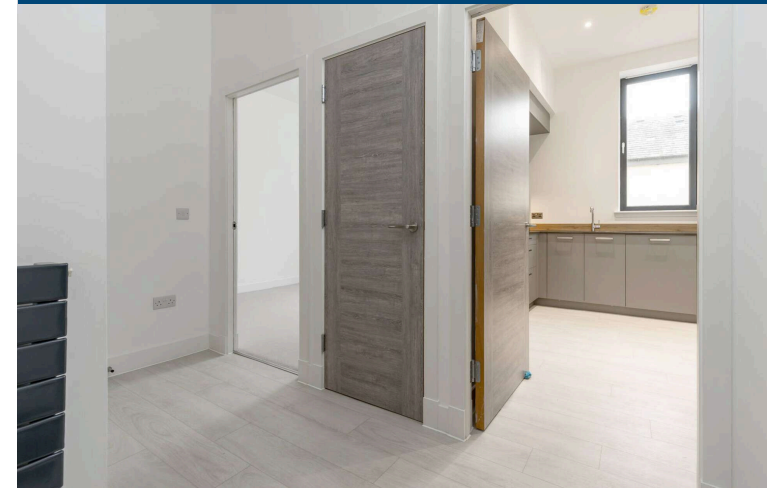
Flat - Approx. Gross Internal Area - 553 Sq Ft - 51.37 Sq M

For identification only. Not to scale. © SquareFoot 2025



## 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.





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**Registered Office: 8 Sibbald Walk, Edinburgh, EH8 8FT**

**☎ 0131 622 2626**

**✉ [property@vmh.co.uk](mailto:property@vmh.co.uk)**

**🌐 [vmh.co.uk](http://vmh.co.uk)**

**📄 DX: 552210, Edinburgh 68**

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