



1/18 Upper Bow
OLD TOWN | EDINBURGH | EH1 2JN


warners
solicitors & estate agents



1/18 Upper Bow, Old Town

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Nestled within the heart of Edinburgh's historic Old Town, this top-floor one-bedroom flat offers a delightful blend of Victorian charm and modern convenience. Situated in a traditional Victorian tenement, this property is the perfect retreat for those seeking to immerse themselves in the vibrant culture and rich history of this iconic Scottish city.

The property features a bright and inviting living room. Sunlight streams through the large windows, filling the space with natural light and casting a warm glow on the original Victorian-era features. The living room is tastefully decorated, creating a cosy and comfortable atmosphere for relaxation.

Connected seamlessly to the living room is the contemporary kitchen. This contemporary culinary space features well appointed units.

The spacious double bedroom is a true highlight of the property. Boasting generous proportions, it offers ample room for a large bed and additional furnishings. As you draw back the curtains, you'll be greeted by a breathtaking view of the Old Town's picturesque streets, steeped in history and charm. The view becomes even more magical as the sun sets and the city's lights twinkle below.

The modern shower room is designed for convenience and comfort. It features contemporary fixtures and fittings, including a walk-in shower with sleek glass panels. This well-appointed bathroom is the perfect place to unwind.

In summary, this one-bedroom top-floor flat in Edinburgh's Old Town is a harmonious blend of historic elegance and modern comfort. With its prime location, scenic views, and stylish interior, it offers a unique opportunity to experience the very best of Edinburgh's vibrant and historic ambiance. In brief it comprises:

- Welcoming hall.
- Bright living room with direct access to the kitchen.
- Contemporary kitchen with well appointed units.
- Large double bedroom.
- Modern shower room.
- Gas central heating and double glazing.

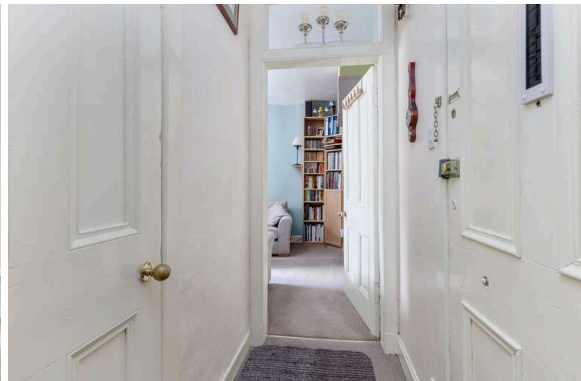
EPC Rating C.

Wardrobes, fridge-freezer and washer-dryer will be included in the sale.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

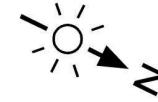


The Royal Burgh of Edinburgh is arguably Europe's finest and most beautiful capital City, famed for the quality of its architecture, art galleries and museums. This city is steeped in history and enjoys an atmosphere which is cosmopolitan and yet quite unique. The Old Town is a most highly sought after location, close to Royal Palace of Holyrood, the Scottish Parliament and the Dynamic Earth visitor attraction. There is an extensive choice of specialist shops, bars and eateries in the vicinity, whilst nearby Holyrood Park and Arthur's Seat allow for pleasant walks and fabulous views. For the mature student, there are a number of university buildings within easy walking distance. An efficient public transport network operates to most parts of the town and surrounding areas, with Edinburgh's Waverley Station only a short walk away. Just a little further on from Waverley is the tramline linking the Airport with Newhaven, via the City Centre. The city by-pass and the main motorway network are also within easy reach.

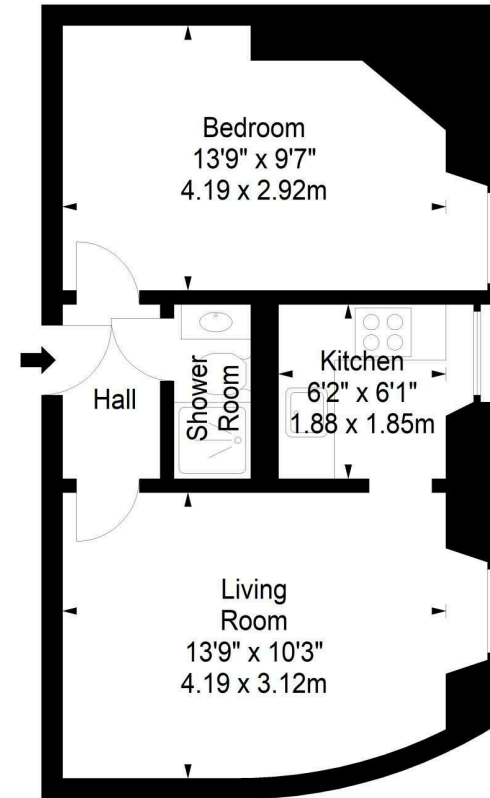




Upper Bow,
Edinburgh,
Midlothian, EH1 2JN



Approx. Gross Internal Area
375 Sq Ft - 34.84 Sq M
For identification only. Not to scale.
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Fifth Floor