



16 Royal Mile Mansions, 50 North Bridge  
OLD TOWN | EDINBURGH | EH1 1QN

ROAD  
CLOSED

**warners**  
solicitors & estate agents



## 16 Royal Mile Mansions, 50 North Bridge

OLD TOWN | EDINBURGH | EH1 1QN

Exceptionally light and spacious one bed apartment within a prestigious stone built A Listed building boasting a prime City Centre location close to excellent amenities, tourist attractions and transport links. This superb flat sits in the heart of Edinburgh's historic

Old Town, very close to an excellent choice of boutique shops, fashionable bars and eateries. A short walk down the road takes you to Waverley Railway Station and plenty of buses pass right by the front door of the building. The flat is set at second floor level, well away from the hustle and bustle of the thoroughfare. Plenty of light floods into the large public room, which offers the opportunity for relaxation, cooking and entertaining. Lovely cream gloss units feature within the kitchen area. There is a good sized double bedroom, a box-room which is ideal as a home office or for an occasional guest to stay in, plus a shower-room fitted with an electric shower. It's anticipated the property will appeal to anyone looking for a City Centre base within a fully factored building with secure access, or for an investment purchaser

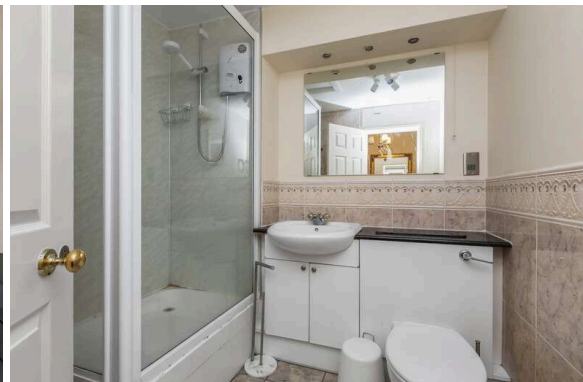
- Fabulous historical location
- On trend open plan living/dining/kitchen
- Double bedroom with built-in wardrobe
- Handy boxroom/study
- Shower-room
- Entrance hall/utility cupboard
- Electric heating
- Slimline double glazed windows
- Video entrance system and 24 hour CCTV
- Lift access
- Concierge service
- Permit and metered parking in area

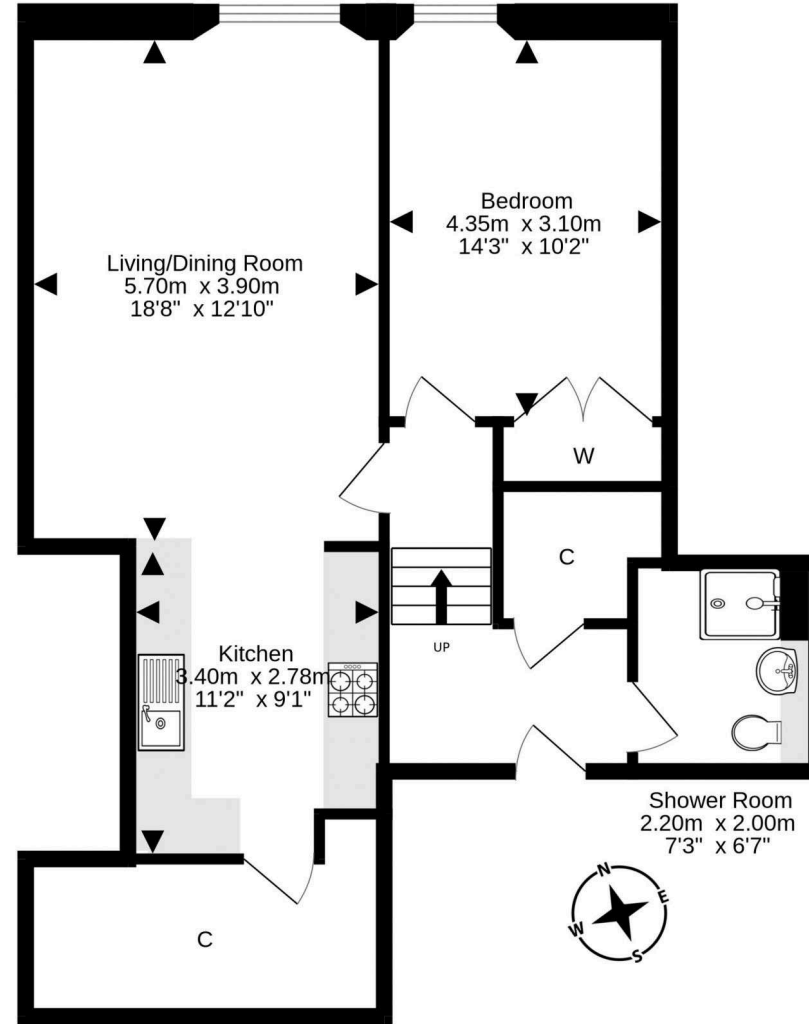
The property's full contents will be included in the sale. EPC rating E.

**PRICE & VIEWING:** Please refer to our website,  
[www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



The Old Town, situated in the medieval heart of Edinburgh, has retained many of its reformation era buildings and is a UNESCO World Heritage Site. The property is close to Edinburgh's commercial, cultural, civic and academic areas and most of the key City Centre amenities are within walking distance. The Royal Mile and The Grassmarket provide an array of boutiques and some of Edinburgh's finest bars and restaurants. The exciting New Waverley Development located off New Street is home to a range of fashionable shops and eateries. Narrow, winding Victoria Street offers a fine selection of specialist stores. A public transport network operates within the City Centre and beyond and Waverley train station is in walking distance. Edinburgh City Bypass and the main motorway networks are also within easy reach.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
Made with Metropix ©2023

22 St. Patrick Square, Edinburgh, EH8 9EY | 176 Portobello High Street, Edinburgh, EH15 1EX | 247B St John's Road, Edinburgh, EH12 7XD

0131 667 0232

property@warnersllp.com

warnersllp.com

espc