

campbell  
smith

17/1 Cockburn Street,  
Edinburgh,  
EH1 1BP



- Superb first floor flat in the historic Old Town
- Part of a Scot's Baronial style tenement building dating from 1860
- Superb city centre location
- Refurbished in August 2022
- Move in condition
- Peaceful rear of the building setting
- Secure entryphone
- Sitting room
- Home office with window
- Stylish fitted kitchen
- Double bedroom
- Bathroom with shower over bath
- Excellent storage including large insulated attic
- Contemporary electric heating
- Double & secondary glazing
- All furniture available separately
- Ideally placed for Edinburgh International Festival, the Edinburgh Fringe and the Tattoo
- Within comfortable walking distance of the Royal Mile, the Castle, Holyrood Palace & Princes Street Gardens

Fixed Price : £275,000

espc / rightmove / Zoopla / s1homes.com / f / X

camsmith.co.uk

















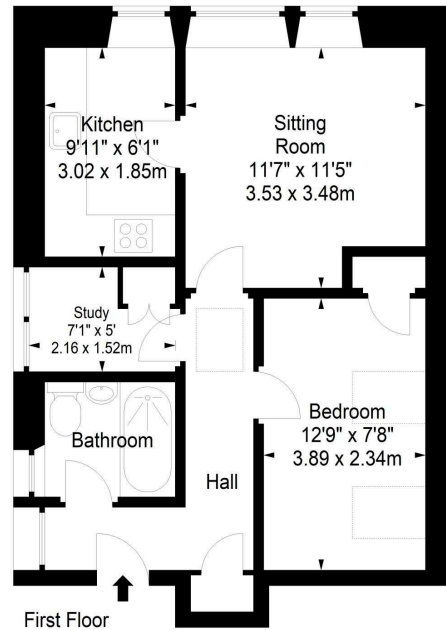




Cockburn Street,  
Edinburgh,  
Midlothian, EH1 1BP



Approx. Gross Internal Area  
466 Sq Ft - 43.29 Sq M  
For identification only. Not to scale.  
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#### Extras

The kitchen white goods & all blinds are included. All furniture available separately



#### Buses

South Bridge - 3, 29, 30, 31, 33, 37, N30, N31, N37, X29, X31, X33, X37. Short walk to Princes Street & Waterloo Place for more buses and the tram



#### Shops

Cockburn Street, South Bridge, High Street, Princes Street, St James Quarter & Multrees Walk



#### Schools

Royal Mile PS, St Mary's RC PS, James Gillespie High, St Thomas of Aquins RC HS



#### Parking

Council resident's permit



Council Tax Band - B



EPC - D



Factor

None



Viewing

Telephone Campbell Smith on  
0131 555 2999

#### DISCLAIMER

While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.