




COULTERS<sup>©</sup>

# 10/5 GAYFIELD COURT

GAYFIELD STREET, NEW TOWN, EDINBURGH, EH1 3NR

 2 BED  1 BATH  1 PUBLIC





## TAKE A LOOK INSIDE

10/5 Gayfield Court is a delightful, bright upper ground floor flat, tucked away to the rear of a modern building constructed in the Georgian style on Gayfield Street on the edge of Edinburgh's fine, historic New Town. The property boasts a lovely southeast outlook which floods the property with natural light.

The property is accessed by way of a communal entrance (with entry phone system). The property is slightly elevated with a series of steps to the front door, which in turn opens onto an entrance hall that benefits from storage cupboards and natural light provided by the glazed internal window. There is a spacious and bright sitting room / dining room with a superb box-bay window and attractive wood flooring which bounces yet more light into the room.

## KEY FEATURES



Bright and engaging upper ground floor flat, filled with natural light.



Two bedrooms, both with fitted wardrobes.



Within walking distance of the heart of the city.



On street permit holder parking.



Excellent public transport links.



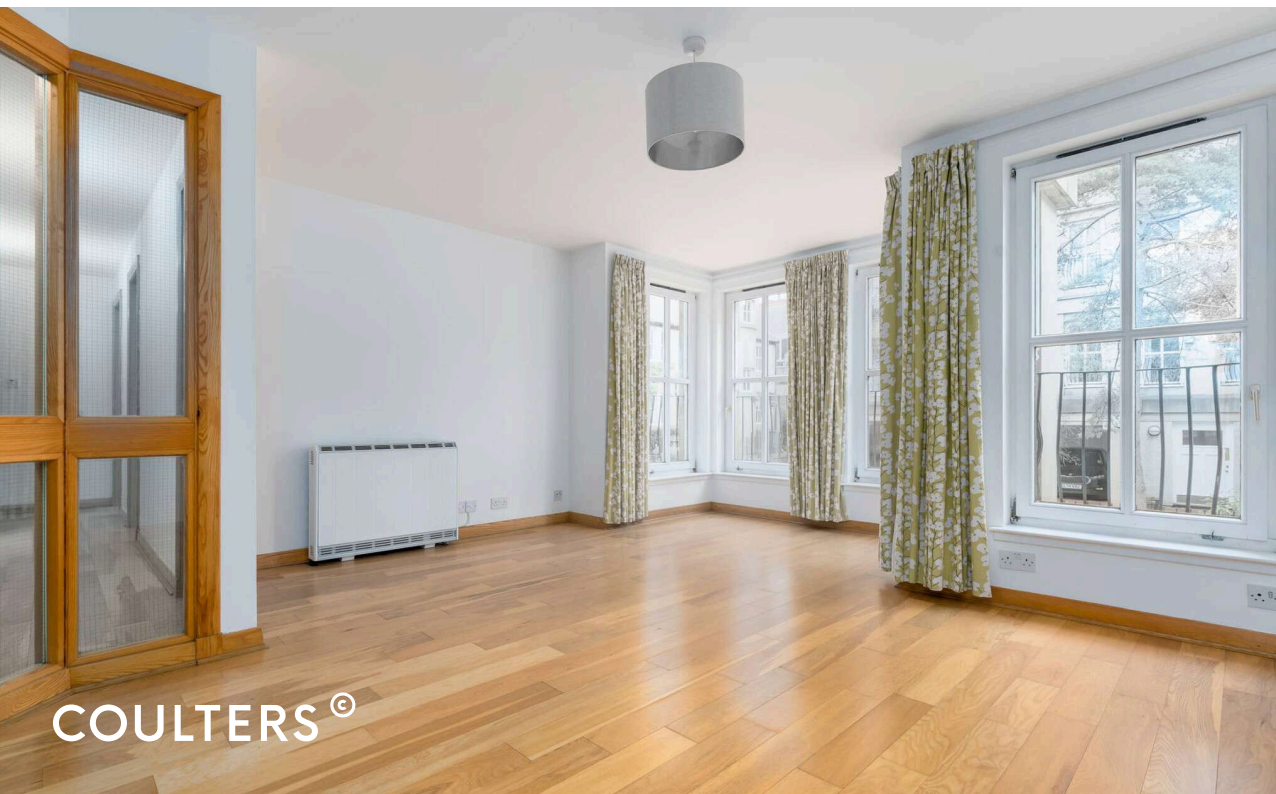
An array of local amenities nearby.



EPC Rating -D



Council Tax Band - E





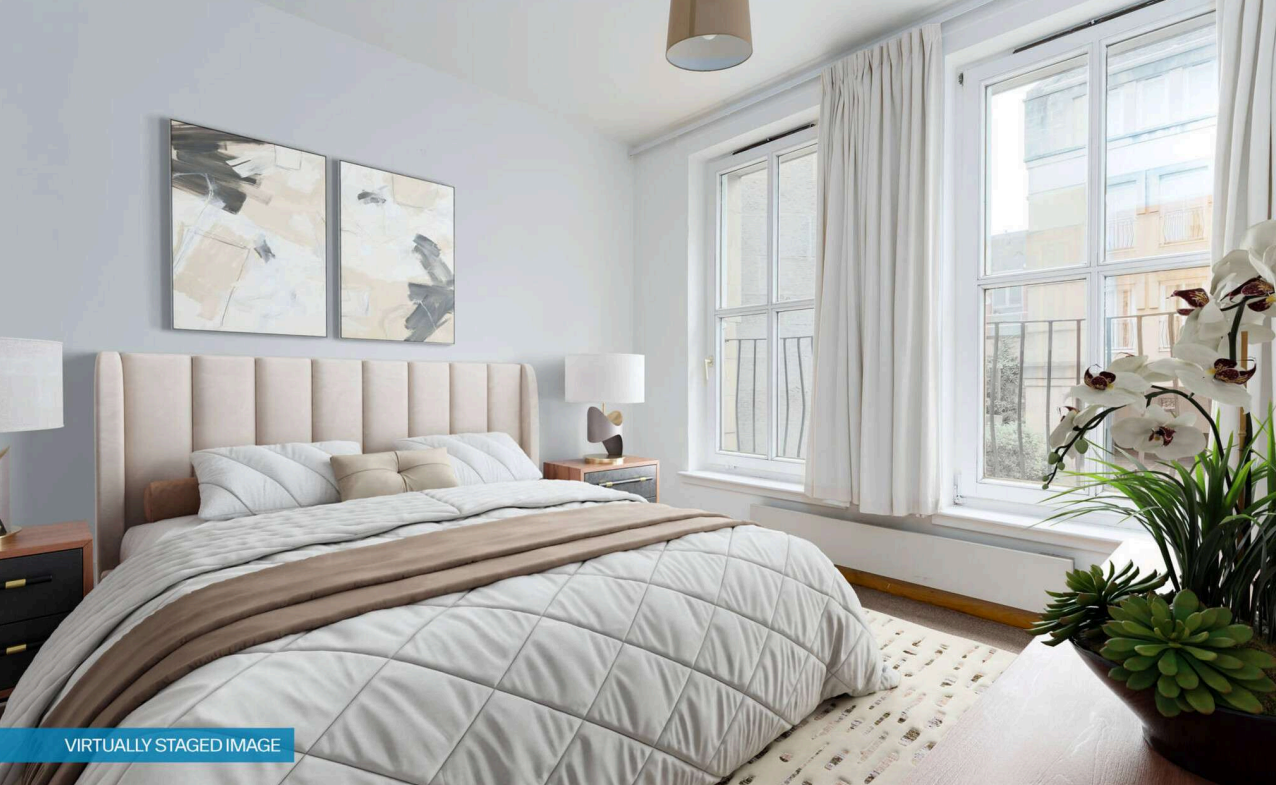


The kitchen is fitted with a series of wall and base mounted cabinetry and a contrasting wood effect worktop. The integrated electric hob, oven and extractor hood are included in the sale.

There are two bright bedrooms, both with fitted wardrobes and carpeted floors. A white bathroom suite completes the internal accommodation, fitted with a bath (and shower over), WC and wash hand basin. A utility cupboard is also situated here.

Heating is provided by an electricity and there is double glazing. Resident's permit holder parking is available on the street outside.





## THE LOCAL AREA

Gayfield Square enjoys a desirable location with a host of amenities on its doorstep.

Within walking distance of the City Centre, St James Quarter and Broughton Street, there are excellent leisure, retail and dining experiences to enjoy: the Playhouse Theatre hosting London West-End musicals and acts, the Everyman and Vue cinemas, health & fitness facilities, quirky independent shops and international retailers and restaurants to suit every taste.

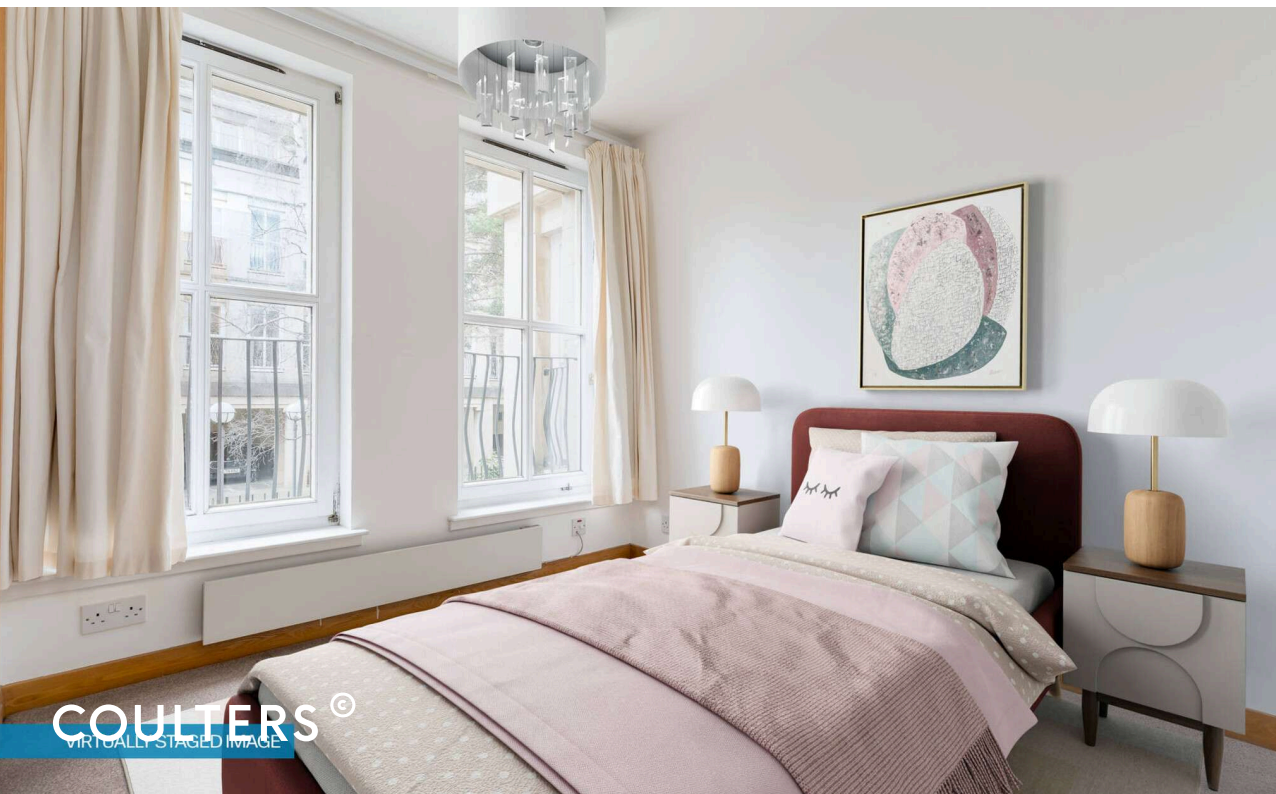
Everyday shopping needs are well served whether by award-winning deli Valvona & Crolla, the local fishmonger, butcher and greengrocer or branches of national supermarkets. The area offers a host of green spaces including the lovely park at the centre of Gayfield Square, nearby Calton Hill, Holyrood Park and the network of 'green paths' giving access to the Water of Leith Walkway.

An ideal location for superb transport links, the nearest tram stop is just a 5 minute walk, whilst Edinburgh Waverley Train Station and Edinburgh Bus Station are also very close by.

## EXTRAS

The property is sold as seen with all curtains, blinds, light fittings, floor coverings, appliances and furniture included in the sale price. The factors are Charles White and the factoring fee is currently £24 per month.

Please note that some of the images have been virtually staged to give a suggestion of how the room could be furnished.



**HOME REPORT VALUATION: £300,000**



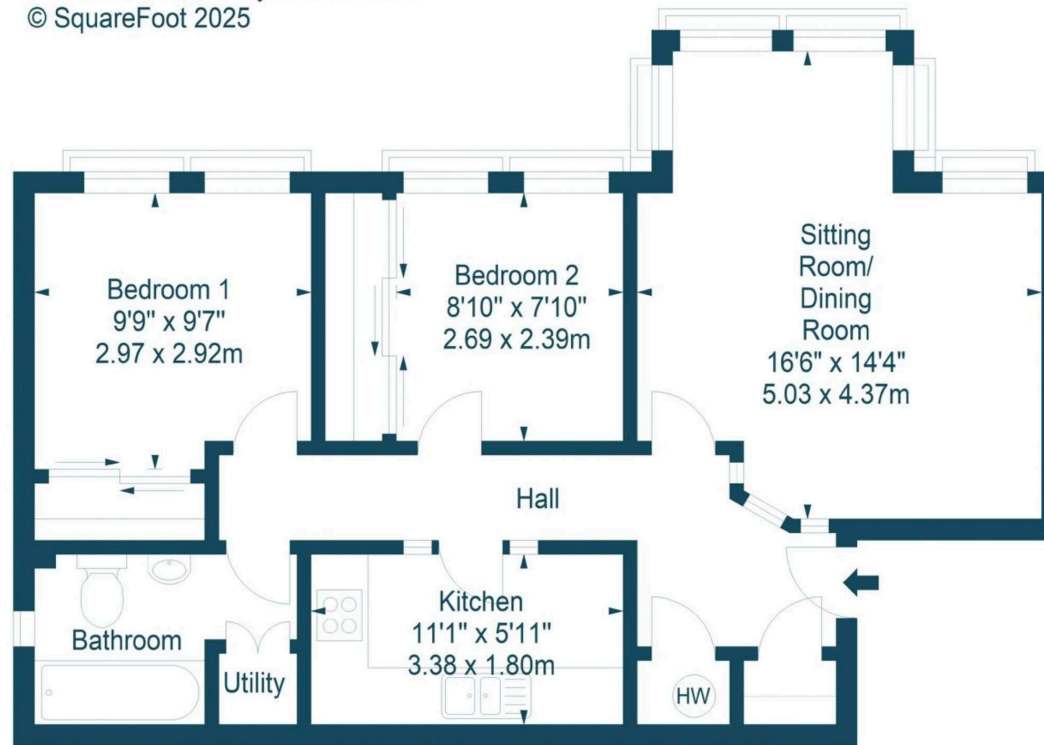
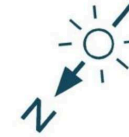




Gayfield Street,  
Edinburgh,  
Midlothian, EH1 3NR



Approx. Gross Internal Area  
652 Sq Ft - 60.57 Sq M  
For identification only. Not to scale.  
© SquareFoot 2025



First Floor

## GET IN TOUCH



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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.