

COULTERS ©

17/6 COCKBURN STREET

OLD TOWN, EDINBURGH, EH1 1BP

1 BED

1 BATH

1 PUBLIC



TAKE A LOOK INSIDE

Situated in the heart of Edinburgh's Old Town, this 1-bedroom second floor flat is just minutes from The Royal Mile. This charming property is presented well, with plenty of natural light from the south-facing windows, which also provide an enchanting outlook onto Cockburn Street — a cobbled, pedestrian-prioritised street known for its historic character, independent shops, and lively atmosphere.

KEY FEATURES



Well-presented second floor flat.



Outstanding location on iconic Edinburgh street.



Metres from the Royal Mile.



Short walk to nearest Waverley station and nearby tram stop.



Wonderful cafes & restaurants on the doorstep.



Princes Street Gardens just around the corner.



EPC Rating - C



Council Tax Band - B



The property comprises a welcoming hallway, a living/dining room, a fitted kitchen with an integrated oven, ceramic hob, extractor hood, washing machine, and stand-alone fridge freezer; a well-proportioned double bedroom, also with views over the street; and a 3-piece bathroom suite with a bath, overhead electric shower, WC, and wash hand basin.

The property benefits from a secure entry system and electric heating. Permit parking is available nearby on Market Street.



THE LOCAL AREA

Situated in the heart of Edinburgh's historic Old Town, Cockburn Street is perfectly situated just off the iconic Royal Mile - home to such landmarks as St Giles' Cathedral, and Parliament Square. A ten minute walk along the Royal Mile in either direction will take you to Edinburgh Castle and the Esplanade, which yields magnificent views across the city, or to Holyrood Park, which houses the Scottish Parliament, The Palace of Holyrood House and, as well as Arthur's Seat and Salisbury Crags. Cockburn Street also boasts fantastic amenities with an array of independent shops and businesses, including express supermarkets and various pubs, cafes, restaurants and eateries. The principal shopping areas around Princes Street and George Street are also just a short walk away. While Cockburn Street is ideal for navigating the city on foot, it is also served by great transport links and is just a short walk from Waverley station and the tram stop at St Andrew Square.

EXTRAS

All blinds, light fittings, fitted flooring and white goods are included in the sale price. Other items may also be available via separate negotiation.

HOME REPORT VALUATION: £260,000



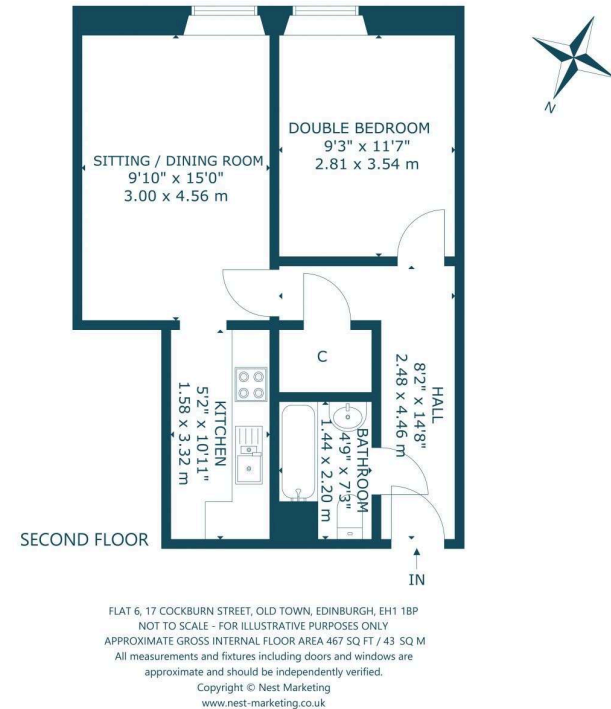
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LEGAL NOTE

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.