



# 16 (2F1) Spittal Street

Edinburgh, EH3 9DT



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## Superb second floor flat at the foot of Edinburgh Castle

- Elegant sitting/dining room
- Stylish kitchen
- Double bedroom 1
- Bedroom 2
- Shower room with plunge bath
- WC
- In the heart of the financial district
- 5-min walk to Princes Street Gardens
- Shared rear garden
- Permit parking
- Gas central heating & double glazing

Offers Over:

**£275,000**



 Freehold

Further information can be found in the home report.

## About the Property

Located in the heart of the financial district, this superb second-floor tenement flat sits at the foot of Edinburgh Castle, enjoying views of this iconic landmark. The property is just a 5-minute walk from Princes Street Gardens, and has easy access to the City Centre, Old Town and Grassmarket.

Fully refurbished & modernised to a high standard, the bright interior blends period charm with contemporary living, featuring working shutters, natural wood finishes, an elegant sitting room with Edinburgh Press & cornice work, and an attractive fireplace.

Further benefits include excellent storage, a recently refurbished communal stairway, excellent local amenities with numerous cafes, bars & restaurants nearby, and well-regarded schools within easy reach.

## Extras

All fitted floor coverings, curtain poles, blinds, \*light fittings, hob, oven, extractor hood, fridge/freezer, dishwasher and washing machine are included in the sale price.

\* Light shades & pendants not included.





## 📍 Location

Lauriston is a high amenity area bordering Bruntsfield, Quatermile and the Old Town, ideally positioned in the heart of the financial district and within easy reach of the retail and commercial thoroughfares of the West End and Princes Street. Princes Street Gardens are just a short walk away, adding to the appeal of this highly central location.

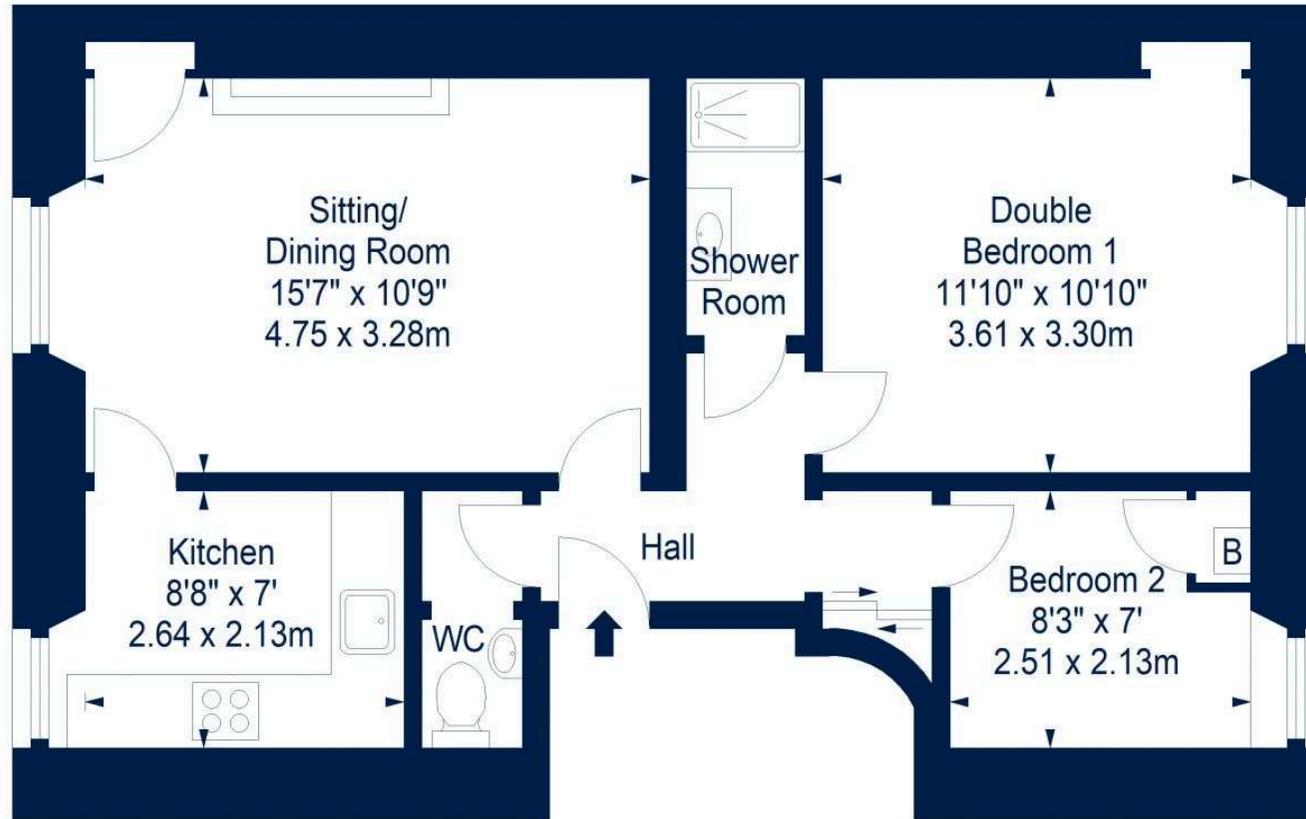
All the benefits of city centre living can be enjoyed, with a wide range of leisure and cultural activities nearby, including the bars and restaurants of Quatermile and Tollcross. The area also offers easy access to Edinburgh's universities and is well served by a selection of well-regarded schools.

The green open spaces of Bruntsfield Links, The Meadows and the Union Canal walkway and cycle path are all close by, perfect for joggers, cyclists and dog walkers, while excellent recreational facilities are available at Fountain Park Leisure Complex. Regular bus services run to and from the city centre and beyond, and both Waverley and Haymarket rail stations are within walking distance.





# 16 Flat 7 Spittal Street, Edinburgh, Midlothian, EH3 9DT

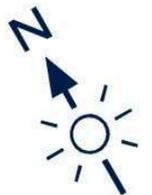


Second Floor



Flat - Approx. Gross Internal Area - 561 Sq Ft - 52.12 Sq M

For identification only. Not to scale. © SquareFoot 2026





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**Registered Office: 8 Sibbald Walk, Edinburgh, EH8 8FT**

 **0131 622 2626**

 **property@vmh.co.uk**

 **vmh.co.uk**

 **DX: 552210, Edinburgh 68**

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