

OFFERS OVER £490,000

1/13 Shoemakers Square
Edinburgh EH8 8FW

drummondmiller
Solicitors & Estate Agents



- Luxury top floor 2 bed apartment with private balcony, secure parking in Edinburgh's Historic Old Town
- Sunny private balcony with views towards Calton Hill
- Two generous double bedrooms, including principal en-suite
- Secure allocated underground parking space with video entry system
- Exceptional city centre location within Edinburgh's UNESCO World Heritage Site
- EPC B

Description

Drummond Miller is delighted to present this exceptional top-floor apartment, forming part of the prestigious Shoemaker's Square development in the heart of Edinburgh's historic Old Town. Tucked away within a peaceful pedestrianised square just off the Royal Mile, the property offers a rare combination of tranquillity and city centre convenience.

Accessed via a lift, the apartment opens into a entrance hall leading to a bright open-plan living, dining and kitchen area. Patio doors open onto a generous private balcony, perfectly positioned to enjoy stunning views towards Calton Hill. The contemporary kitchen is fitted with stylish neutral units and integrated appliances.

There are two spacious double bedrooms with built-in wardrobes, including a principal bedroom with en-suite shower room, alongside a modern family bathroom. Finished to a high standard throughout, this impressive apartment is an ideal city home, pied-à-terre or investment opportunity.





Central Heating and double glazing

There are double-glazed windows throughout and gas central heating.

Garden and parking

The development is set within beautifully maintained landscaped communal grounds and a pedestrianised courtyard. The property further benefits from a private south-facing balcony, secure allocated parking within the underground residents' garage, lift access and a secure video entry system.

Location

Shoemaker's Square is situated just off the Royal Mile within Edinburgh's Old Town Conservation Area and UNESCO World Heritage Site. This outstanding city centre location places an excellent selection of cafés, restaurants, bars, shops and world-famous historic attractions all within easy walking distance.

Princes Street, George Street and St James Quarter provide extensive shopping and leisure facilities, while Holyrood Park, Arthur's Seat and Calton Hill offer superb outdoor recreation nearby.

The University of Edinburgh campuses are all within walking distance, and excellent transport links include regular bus services, Waverley Station and convenient tram connections to Edinburgh International Airport.

Council Tax and EPC

Council Tax band G and has a B-rated Energy Performance Certificate.

Home Report

The property has been valued at £500,000 and a link to the Home Report is available from the ESPC website.

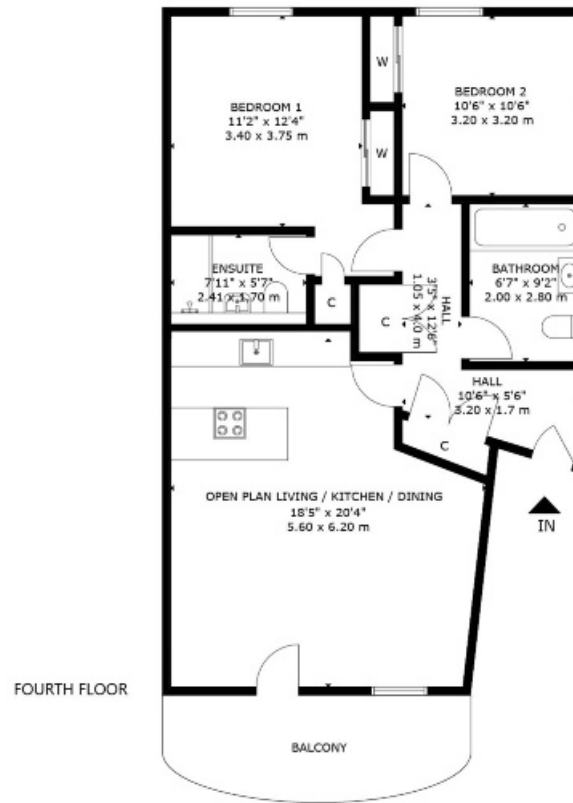
Viewing

By appointment only, telephone 0131 229 3399.

Extras

All curtains, pelmets, blinds, light fittings and white goods are included in the sale price.





FOURTH FLOOR

1/13 SHOEMAKERS SQUARE, EDINBURGH, EH8 8EQ
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 860 SQ FT / 80 SQ M
 GARAGE 116 SQ FT / 11 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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