



3f2 116 Rose Street, Edinburgh, EH2 3JF
Offers Over £185,000



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This one-bedroom top floor flat at 116/6 Rose Street is ideally situated in the very heart of Edinburgh city centre, offering an exceptional location with a wealth of amenities right on the doorstep.

The property enjoys a prime elevated position, affording impressive views towards Edinburgh Castle, and is ideally suited to first-time buyers or investors seeking a superb rental opportunity in a highly sought-after area.

Internally, the flat offers well-proportioned accommodation with excellent potential, providing a fantastic opportunity for a purchaser to modernise and personalise to their own taste.





Its top floor setting ensures a bright and airy feel throughout, further enhancing its appeal. With its unbeatable central location, iconic outlook, and scope for enhancement, this property represents a rare opportunity in one of Edinburgh's most desirable addresses.





Rose Street is one of the most charming and characterful streets in Edinburgh, tucked neatly between the grand thoroughfares of Princes Street and George Street in the city's New Town district. Unlike its wider, more formal neighbours, Rose Street is a narrow, pedestrian-friendly lane known for its lively, intimate atmosphere. Lined with traditional pubs, independent shops, cafés, and restaurants, the street has long been a social hub for both locals and visitors. Many of its pubs have a distinctly Scottish character, offering local ales and whiskies, while street performers and outdoor seating areas often add to its vibrant feel, especially during the warmer months and festival season. Architecturally, Rose Street reflects the Georgian elegance typical of Edinburgh's New Town, with stone buildings that give the street a timeless, historic charm. Despite its central location, it feels more relaxed and less hurried than the surrounding main roads, making it a popular place to stroll, dine, or enjoy a quiet drink. Overall, Rose Street captures a more intimate side of Edinburgh—where history, hospitality, and everyday city life come together in a uniquely welcoming setting.

Get in touch



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Misrepresentations

The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

312 116 Rose Street
Edinburgh, EH2 3JF
Approx. Gross Internal Area:
344.44 Sq Ft (32 Sq M)
For identification purposes only. Not to scale.



Third Floor