

COULTERS[©]

7/6 WEST PORT

GRASSMARKET, EDINBURGH, EH1 2JA

 2 BED  1 BATH  1 PUBLIC





TAKE A LOOK INSIDE

Situated in the heart of Edinburgh's iconic Grassmarket, beneath the dramatic backdrop of Edinburgh Castle, this bright and generously proportioned two-bedroom apartment forms part of a traditional B-Listed tenement within the Old Town Conservation Area and Edinburgh's UNESCO World Heritage Site.

Offering spacious and well-presented accommodation, the property combines period character with modern convenience in one of the capital's most vibrant and historic locations.

The accommodation is accessed via a welcoming and particularly spacious entrance hall. Off the hall is a generously sized living area with an open-plan kitchen which is fitted with a range of wall and base-mounted units. The sitting room is beautifully bright and features an attractive gas fireplace and ample space for both seating and dining.

KEY FEATURES



Bright and generously proportioned third floor flat.



Exceptional location in Edinburgh's Grassmarket.



Two spacious double bedrooms.



Permit parking available.



Historic sites including Edinburgh Castle nearby.



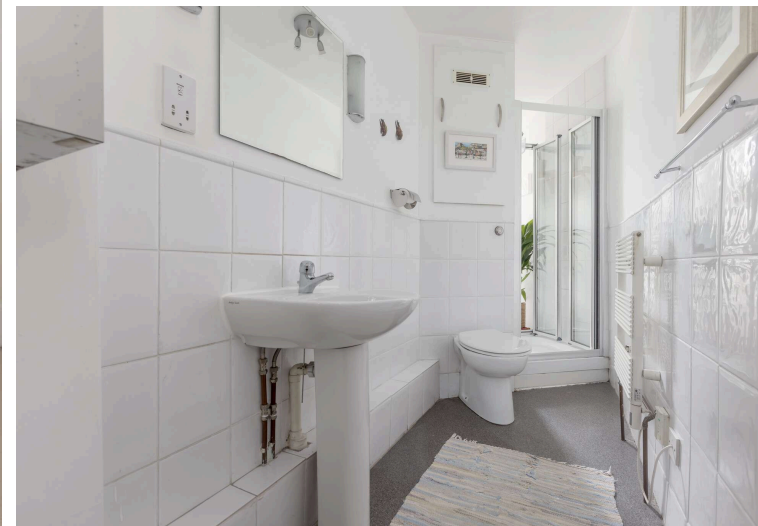
Waverley train station just a short walk away.



EPC Rating - D

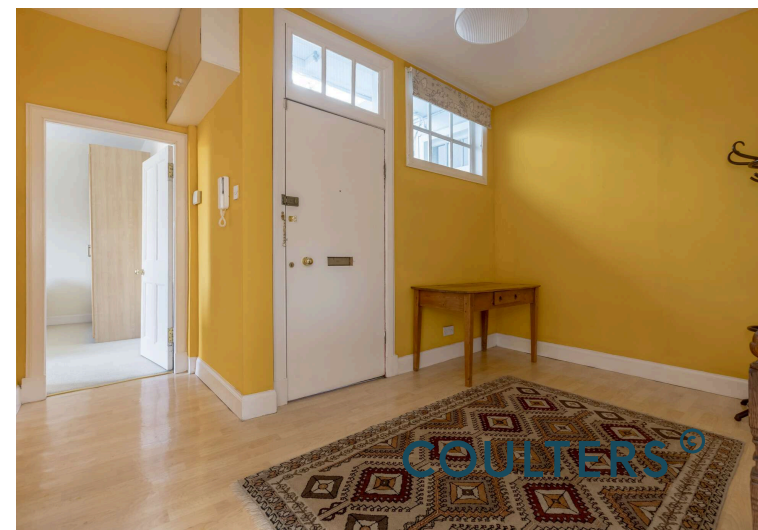


Council Tax Band - C



There are two comfortable double bedrooms, including a particularly spacious rear-facing bedroom with a large, versatile walk-in box room providing excellent storage space. A contemporary shower room completes the accommodation.

The property further benefits from gas central heating, secondary glazed windows, secure entry and an exceptional city centre setting, making it an ideal home, pied-à-terre or investment opportunity within one of Edinburgh's most sought-after historic districts.



THE LOCAL AREA

West Port enjoys an enviable position within the Grassmarket, one of Edinburgh's most historic and characterful districts. The area is renowned for its rich architectural heritage, cobbled streets and vibrant atmosphere. Edinburgh Castle is quite literally around the corner, dominating the skyline above the Grassmarket and providing a spectacular backdrop to daily life.

An excellent selection of cafés, restaurants, bars, independent shops and cultural attractions are on the doorstep, while the Royal Mile, Princes Street, the city's financial district and Edinburgh's renowned university campuses are all within easy walking distance. The nearby Meadows and Princes Street Gardens offer attractive green spaces in the heart of the city.

The area is exceptionally well connected, with regular bus services operating throughout Edinburgh, while nearby tram stops at Princes Street provide swift access across the city and direct links to Edinburgh Airport. Haymarket and Waverley railway stations are also readily accessible, making this an ideal location for both city living and commuting.

EXTRAS

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

HOME REPORT VALUATION: £325,000



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0131 603 7333

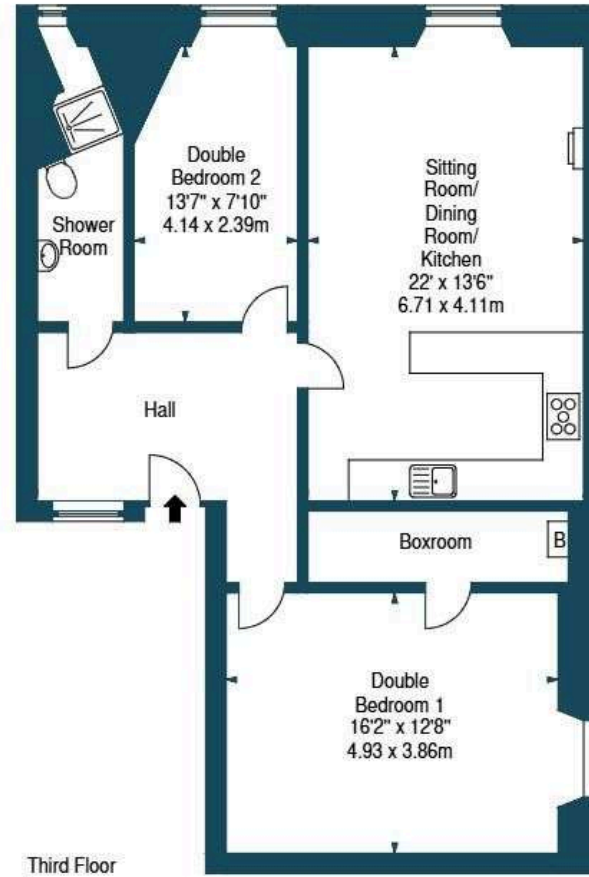


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West Port,
Edinburgh,
Midlothian, EH1 2JA



Approx. Gross Internal Area
887 Sq Ft - 82.40 Sq M
For identification only. Not to scale.
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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.