





STURROCK ARMSTRONG & THOMSON
SOLICITORS & ESTATE AGENTS



34/6 North Castle Street
Edinburgh, EH2 3BN

Central Location
Elevated views across the city
No onward chain
Period Features
Grade B Listed & Situated in New Town Conservation
EPC: E
Council tax band: E

Set just a stone's throw from George Street, in the very heart of Edinburgh's city centre, this charming top-floor apartment offers a bright, neutral interior complemented by exceptional panoramic views. To the rear, the property enjoys far-reaching outlooks across the city skyline towards the Firth of Forth, while to the front there are striking views towards the Dr Thomas Chalmers statue and Edinburgh Castle.

The spacious accommodation is offered to the market with no onward chain, presenting an excellent opportunity for a purchaser to personalise to their own taste. Internally, a welcoming hallway provides access to all rooms. To the front, a versatile room—currently used as a bedroom—features a large bay window that floods the space with natural light and could equally serve as an impressive living room, depending on preference.

The kitchen is fitted with a range of wall and base units, along with integrated appliances including a fridge/freezer, dishwasher, washing machine, oven and hob. The bathroom is well-appointed with a white suite and shower over the bath.

To the rear, the main living room and second bedroom are both generously proportioned and benefit from a desirable west-facing aspect, allowing for plenty of afternoon and evening light alongside the attractive open views.

Location

North Castle Street sits within Edinburgh's prestigious Georgian New Town, offering an enviable city centre location surrounded by an outstanding range of amenities. The vibrant retail and commercial hubs of Princes Street and George Street are just moments away, while nearby Stockbridge offers a charming village feel with its independent shops, cafés, bars and restaurants.

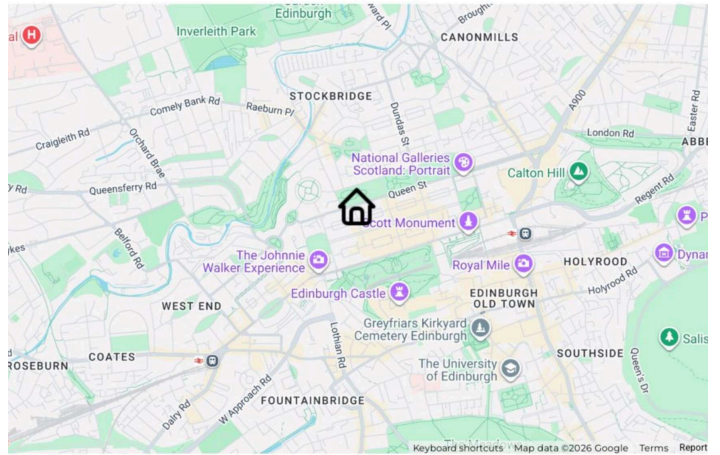
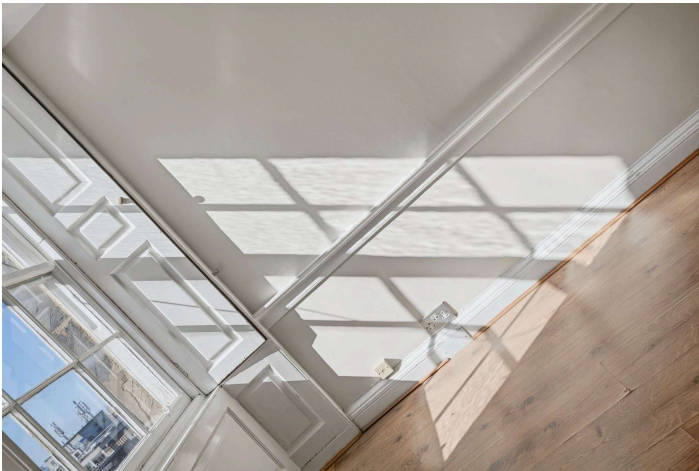
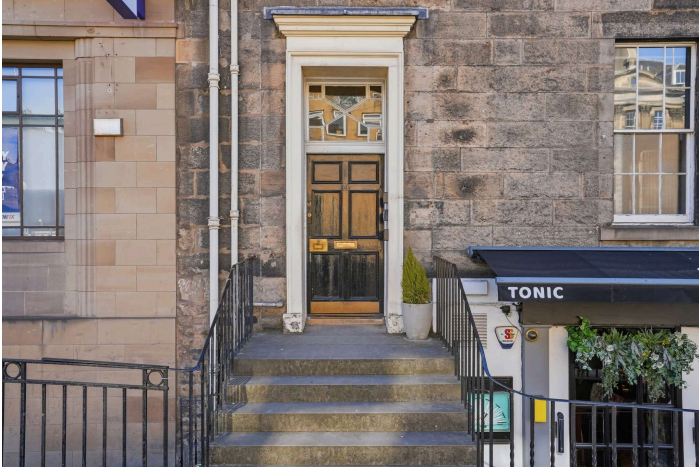
The area is also well served by beautiful green spaces, including Queen Street Gardens, Inverleith Park, the Royal Botanic Garden, and the scenic Water of Leith Walkway. Excellent transport links are within easy reach, with Waverley Station, tram stops and regular bus services all close by, providing convenient access across the city and beyond.













Total: 911 sq. Ft, 85 m2
 1st Floor: 911 sq. Ft, 85 m2
 Excluded Areas: Undefined: 4 sq. Ft, 0 M2, Fireplace: 21 sq. Ft, 2 M2, Walls: 59 sq. Ft, 6 m2

Illustrative Purposes Only. Measurements Are Deemed Highly Reliable But Not Guaranteed.



Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit www.satsolicitors.co.uk



PROPERTY DEPARTMENT
 7a Dundas Street Edinburgh EH3 6QG
 Telephone: 0131-225 4082 Fax: 0131-556 2079
 Email: property@satsolicitors.co.uk
www.satsolicitors.co.uk





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