



# FLAT (2F2), 7 CORNWALL STREET

West End, Edinburgh, EH1 2EQ



1

Public Room



3

Bedrooms



1

Bathroom

# FLAT (2F2) 7 CORNWALL STREET

Situated at the foot of Edinburgh Castle in the heart of the capital, this bright and spacious three-bedroom flat enjoys a prestigious address within the West End Conservation Area, part of the city's historic UNESCO World Heritage Site. With world-class attractions, high-end shopping, fashionable bars and eateries, excellent transport links, and well-regarded schools close at hand, the property's location and generous accommodation make it an appealing option for urban-loving families, professionals seeking space to work from home, or those looking to invest in the rental or tourism market.

Set on the second floor of a traditional tenement, the desirable residence retains its classic airy proportions and elegant period detailing, complemented by neutral décor and understated modern fittings. In addition to three spacious double bedrooms – including a principal with a quiet rear-facing position and storage – the flat offers a shower room, a kitchen with space for seated dining, and a living room featuring twin windows, an open Edinburgh Press, and beautiful original cornicework.

Residents of the tenement enjoy shared access to a rear garden, while the open greenery of The Meadows and Princes Street Gardens are both within easy walking distance. On-street parking is regulated under Controlled Parking Zone 4.





**C**EPC  
RATING**D**COUNCIL  
TAX BAND**VIEWING**By appointment only  
with Gilson Gray on  
**0131 516 5366**

## Features

- Historic heart-of-the-city setting
- Within Edinburgh's World Heritage Site and West End Conservation Area
- Bright and spacious second-floor tenement flat
- Secure communal stairwell with entry system
- Airy entrance hall
- Elegant living room with Edinburgh Press and period cornice work
- Modern kitchen with dining area
- Rear-facing principal bedroom with storage
- Two further double bedrooms (one rear-facing)
- Recently upgraded bathroom with luxurious 3-piece suite
- Shared rear garden
- Regulated on-street parking (CPZ 4)

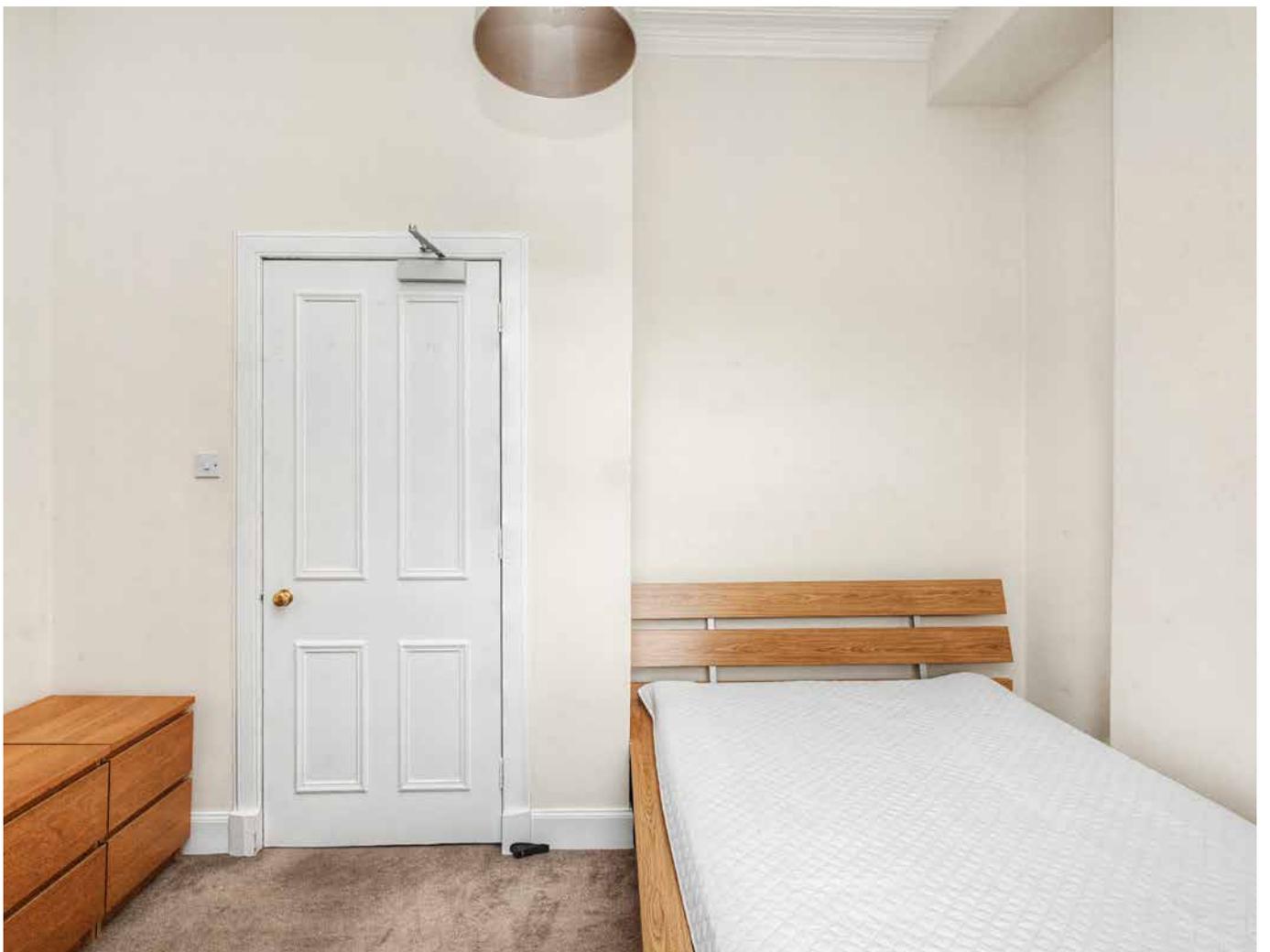
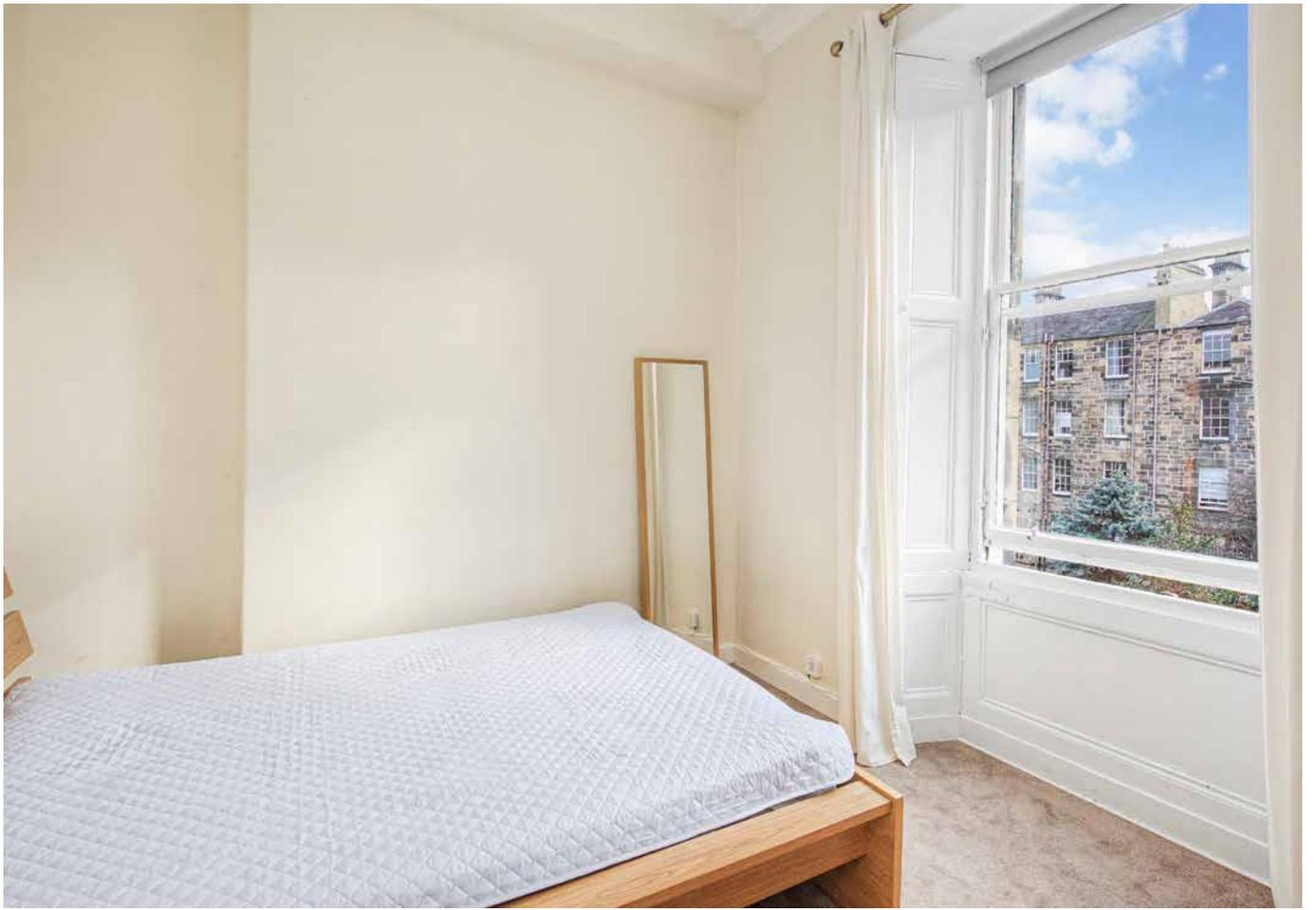


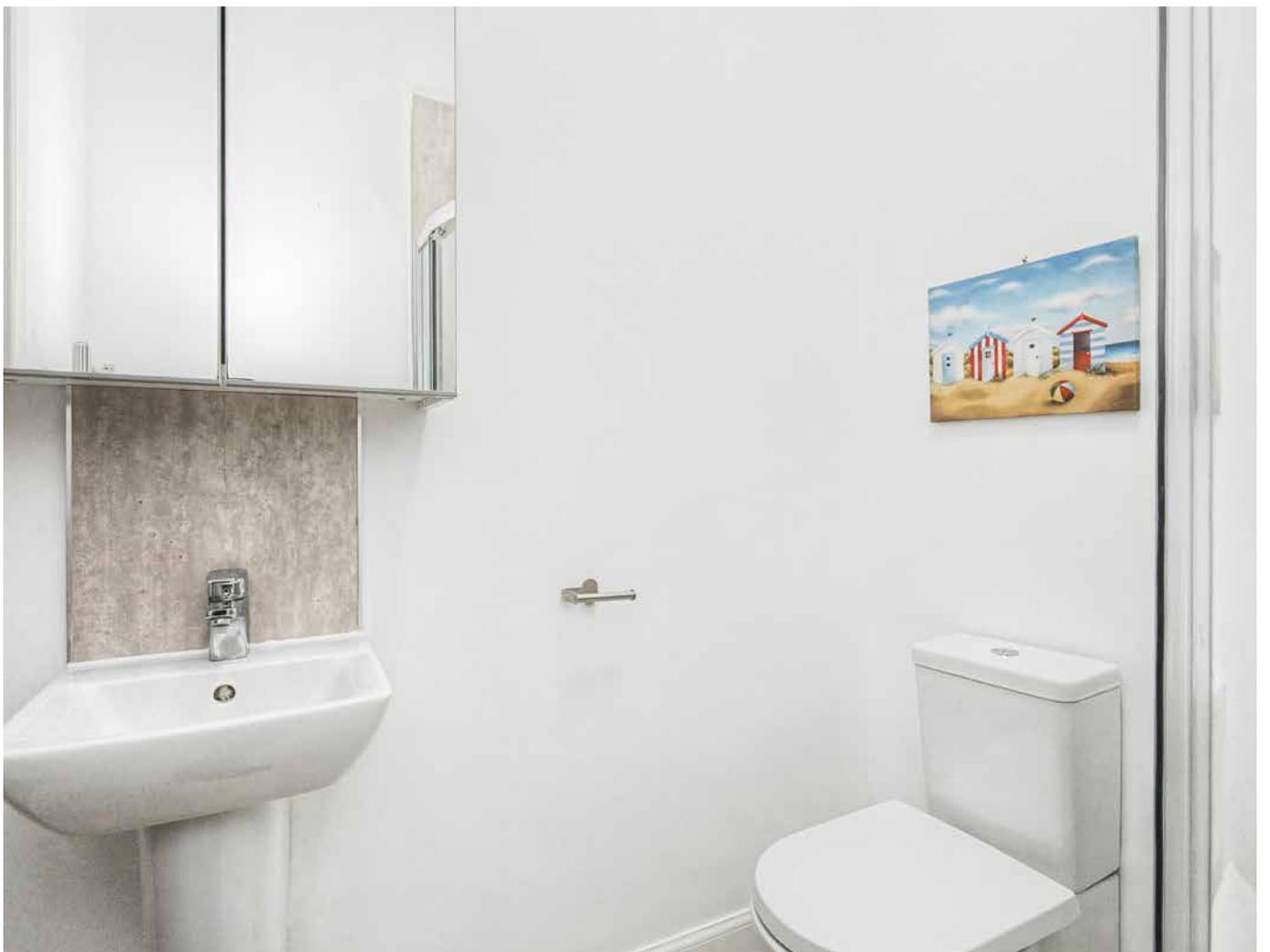
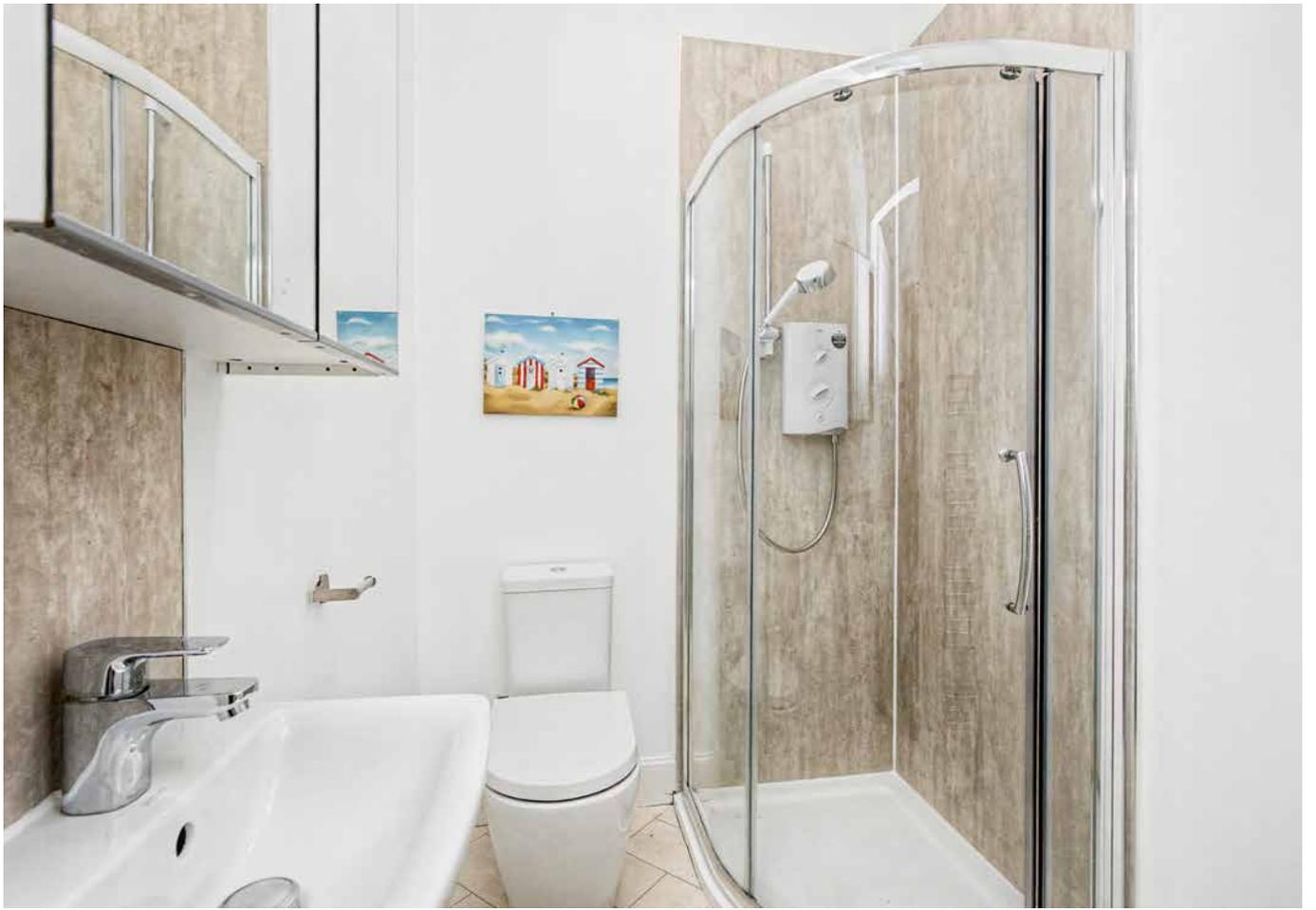


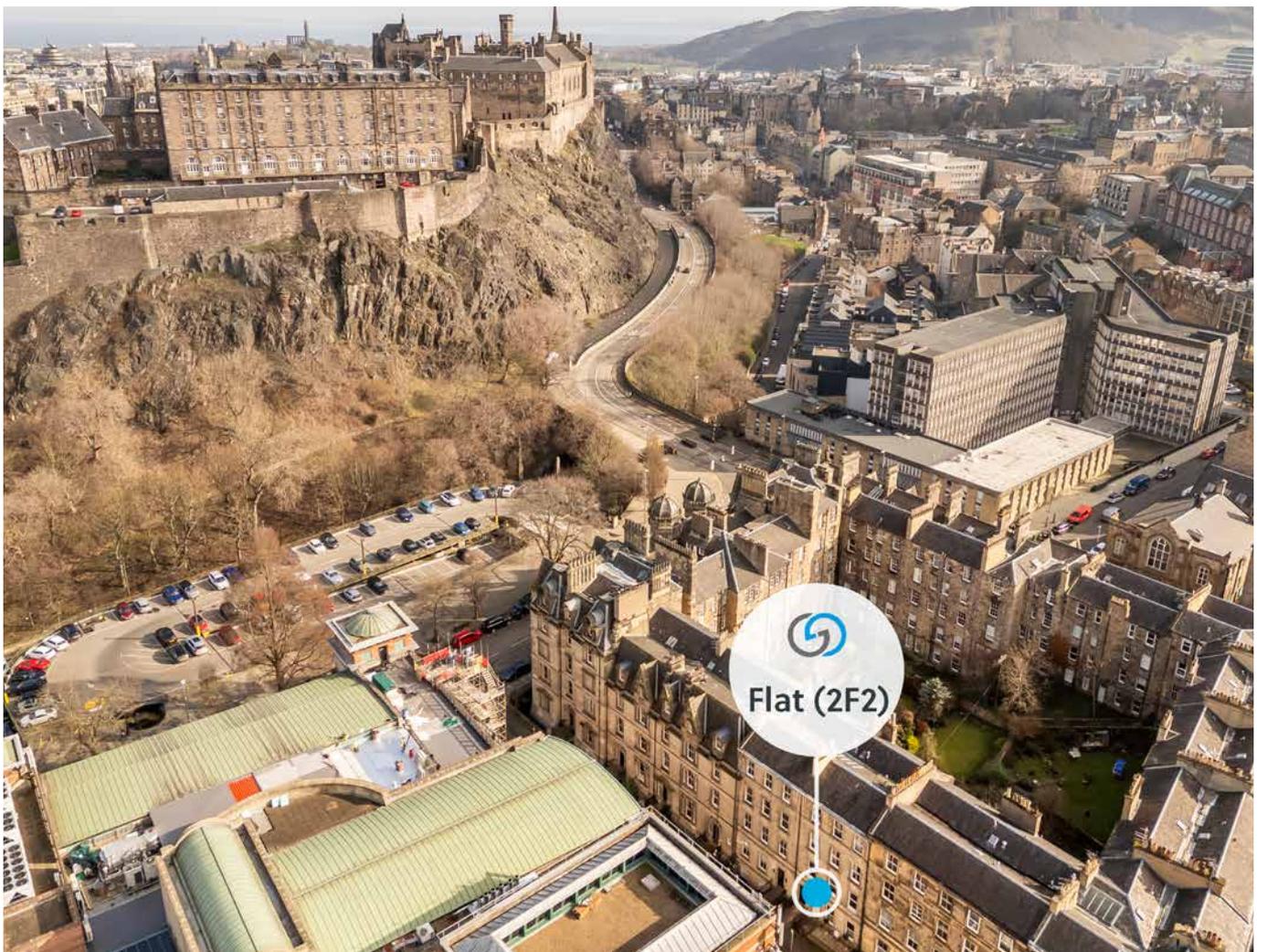
Extras: All fitted floor and window coverings, and light fittings are included in the sale.













## WEST END, EDINBURGH

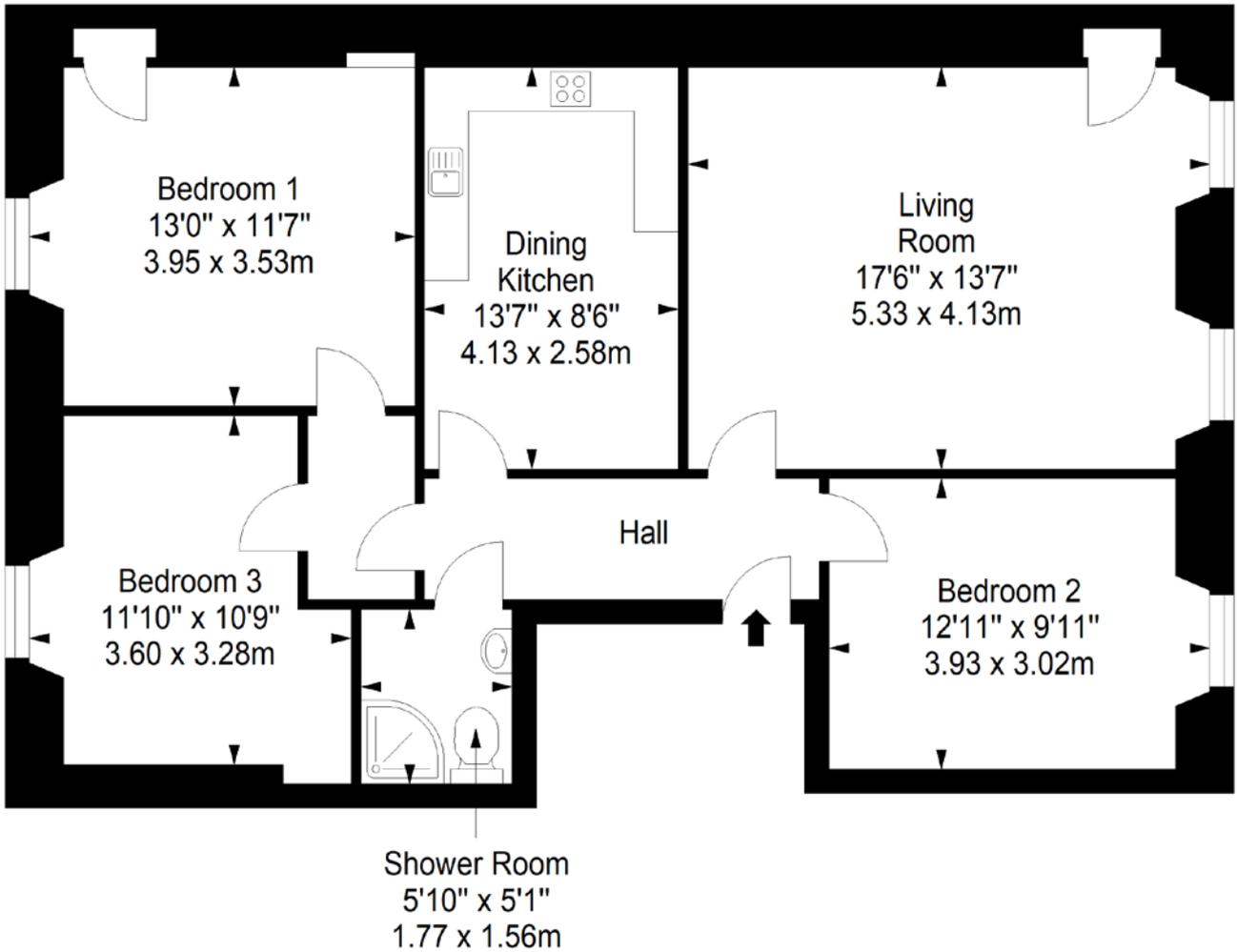
The West End is a highly sought-after area of Edinburgh city centre, providing unfettered access to the very best of the capital and its world-class amenities, from the outstanding shopping and entertainment facilities, to the leading historical and cultural attractions. It is a stone's throw from Princes Street, where all of the fashionable high-street retailers can be found, and a short walk to George Street, which is home to designer stores and high-end boutiques. Within minutes, you can escape the thriving bustle of the city with an idyllic stroll along the Water of Leith to picturesque Dean Village. The open green spaces of The Meadows are also close by, while Princes Street Gardens offers a relaxed setting beneath the iconic Edinburgh Castle. There is also the nearby Union Canal walkway that proves popular with cyclists, joggers, and dog walkers, and the playing greens of Inverleith Park, which is slightly further afield, but still within easy walking distance. For entertainment, the West End offers numerous upmarket bars and gourmet restaurants, as well as some of Edinburgh's most renowned theatres and music venues, including the Traverse Theatre, the Lyceum, and Usher Hall. Thanks to its central location, the West End is well served by public transport links, with Haymarket train station close by for travel beyond Edinburgh and a convenient tramline that provides a swift route to Edinburgh International Airport. Regular buses also run day and night connecting to the wider area. The West End is in the catchment for highly-regarded state schools at both primary and secondary level and is well positioned for the capital's finest independent schools.

# FLOORPLAN



## Second Floor

Approx. 80.0 sq. metres (861.1 sq. feet)



Total area: approx. 80.0 sq. metres (861.1 sq. feet)



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