



23c/4 Gayfield Square,
New Town, Edinburgh, EH1 3NX

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Shared secure entry.
- Stairs & lift to upper levels.
- Reception hall with storage.
- Attractive open plan living room/modern fitted kitchen with appliances.
- Two double bedrooms both with built in mirrored wardrobes
- Contemporary recently installed shower room.
- Gas central heating.
- Double glazing.
- Gayfield Square Gardens close by.
- Permit & meter parking.



GENERAL DESCRIPTION

Immaculately presented second floor flat situated within the prestigious New Town district of the City within walking distance of Edinburgh City Centre, its many well renowned attractions and a wide range of local amenities. The property would make an ideal purchase for a professional person/couple or perhaps letting purposes.

FACTORING NOTE:

The development is factored by James Gibb at an approximate charge of £120 per calendar month. This covers the maintenance of all the communal areas and also the block's buildings' insurance.

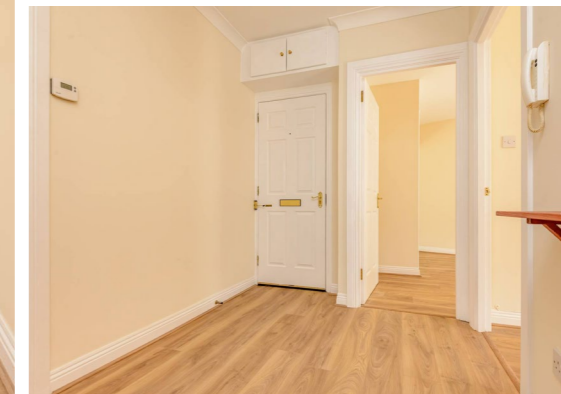
COUNCIL TAX BAND	E
TRAIN STATION	APPROXIMATELY 0.8 MILES TO EDINBURGH WAVELEY STATION.
AIRPORT	APPROXIMATELY 8.4 MILES TO EDINBURGH AIRPORT.
BUSES	WITHIN 100 METRES.

LOCATION

Gayfield Square enjoys a desirable location with a host of amenities on its doorstep. Within walking distance of the City Centre, St James Quarter and Broughton Street, there are excellent leisure, retail and dining experiences to enjoy: the Playhouse Theatre hosting London West-End musicals and acts, the Everyman and Vue cinemas, health & fitness facilities, independent shops and international retailers and restaurants to suit every taste. Everyday shopping needs are well served whether by award-winning deli Valvona & Crolla, the local fishmonger, butcher and greengrocer or branches of national supermarkets. The area offers a host of green spaces including the lovely park at the centre of Gayfield Square, nearby Calton Hill, Holyrood Park and the network of 'green paths' giving access to the Water of Leith Walkway. An ideal location for superb transport links, Edinburgh Waverley Train Station and Edinburgh Bus Station are both a short walk away and the trams and buses on nearby Leith Walk offer access to other parts of the city and Edinburgh International Airport.

EXTRAS:

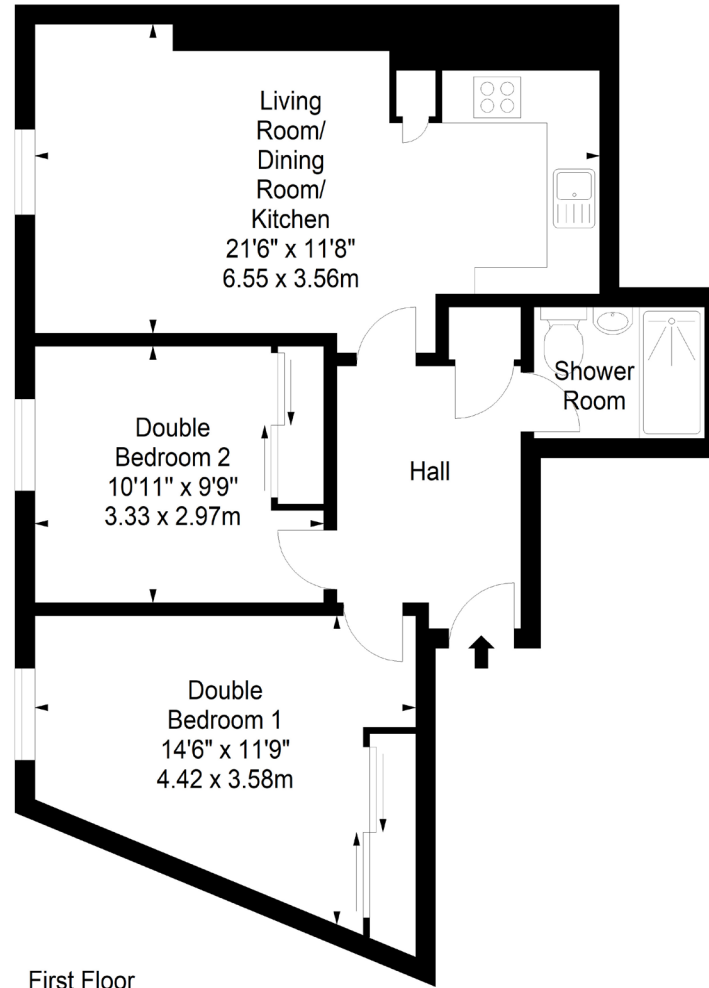
ALL FITTED FLOOR COVERINGS, LIGHT FITTINGS, WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FRIDGE/FREEZER, FREESTANDING AUTOMATIC WASHING MACHINE AND DISHWASHER.



**Gayfield Square,
Edinburgh,
Midlothian, EH1 3NX**



Approx. Gross Internal Area
608 Sq Ft - 56.48 Sq M
For identification only. Not to scale.
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**ENERGY PERFORMANCE
CERTIFICATE RATING C**

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WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.