



138/6 Calton Road
Old Town, Edinburgh, EH8 8DP

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 secured entry from cobbled courtyard.
- Reception hall with storage, housing the automatic washing machine.
- Contemporary fitted shower room off.
- Glazed entrance into a fabulous open plan living room/dining room/kitchen with appliances
- Breakfast bar with stools.
- Access to Juliette style balcony.
- Feature gas fire in living room.
- Two good-sized double bedrooms both with fitted storage.
- Feature staircase rising to a small mezzanine area with roof access.
- Allocated parking with space for two cars.
- Access to a well-maintained Edinburgh Council communal garden area, with residents' allotment plots available.
- Gas central heating.
- Original Features including impressive period windows & striking feature pillars



GENERAL DESCRIPTION

Forming part of a thoughtfully converted former brewery in Edinburgh's highly sought-after Old Town, this attractive second floor flat enjoys a superb central location, ideally placed for easy access to the city centre and its many renowned attractions. Situated on the doorstep of the Scottish Parliament, Holyrood Park and Arthur's Seat, the property offers an exceptional opportunity to enjoy the very best of Edinburgh's historic and cultural surroundings. Brought to the market in true move-in condition, the flat combines character and convenience, making it an ideal purchase for wide range of buyers in a prime city-centre location.

FACTORING NOTE

The development is factored by Charles White with an approximate charge of £700 per annum. This covers the maintenance of the communal areas and the block's buildings insurance.

COUNCIL TAX BAND

TRAIN STATION

AIRPORT

BUSES

D.

APPROXIMATELY 500 METRES TO EDINBURGH WAVERLEY TRAIN STATION.

APPROXIMATELY 9 MILES TO EDINBURGH AIRPORT.

WITHIN 200 METRES.

LOCATION

Calton Road enjoys an enviable setting at the foot of Calton Hill, within Edinburgh's historic Old Town and just moments from the city centre. This highly sought-after location places many of the capital's most iconic landmarks and amenities within easy walking distance, including Edinburgh Waverley Station, the Royal Mile, Princes Street, St Andrew Square and the popular St James Quarter, home to an extensive selection of high-end retailers, restaurants, cafés, leisure facilities and a boutique cinema. The area itself offers an excellent range of independent cafés, bars, restaurants, convenience stores and everyday shopping facilities, while nearby attractions such as Holyrood Park, Arthur's Seat, the Scottish Parliament and the Palace of Holyroodhouse provide an exceptional blend of history, culture and outdoor recreation.

The property is particularly well served by public transport, with Waverley Station, the Edinburgh tram network and frequent bus services offering convenient connections throughout the city and direct access to Edinburgh Airport. Combining historic surroundings, outstanding connectivity and superb day-to-day convenience, Calton Road is an excellent address for professionals, first-time buyers, downsizers and investors alike.

EXTRAS:

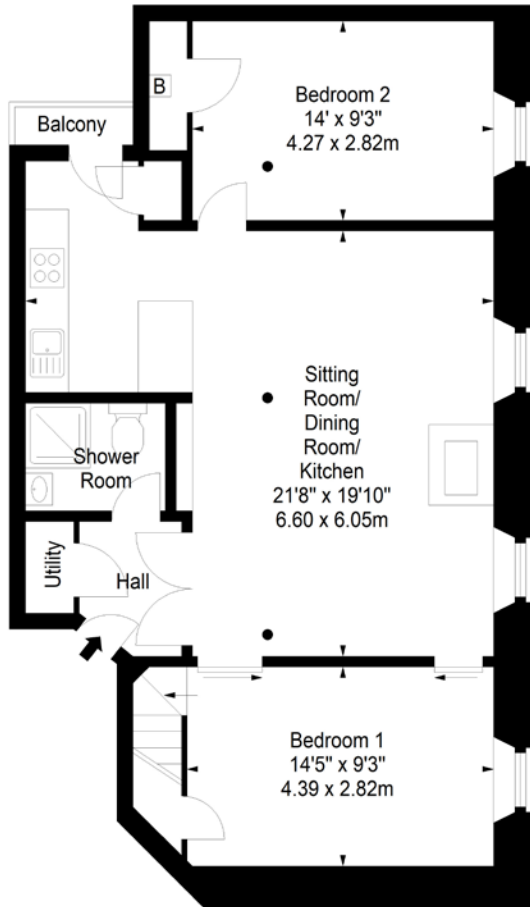
ALL FITTED FLOOR COVERINGS, BREAKFAST BAR WITH STOOLS, KITCHEN APPLIANCES TO INCLUDE THE FREESTANDING COOKER, FRIDGE/FREEZER, DISHWASHER AND AUTOMATIC WASHING MACHINE WITHIN THE RECEPTION HALL CUPBOARD. PLEASE NOTE: THE GAS FIRE WITHIN THE LIVING ROOM IS NOT IN FULL WORKING ORDER.



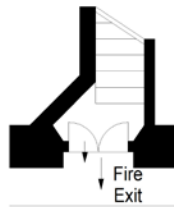
Calton Road,
Edinburgh,
Midlothian, EH8 8DP



Approx. Gross Internal Area
772 Sq Ft - 71.72 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Second Floor



Third Floor



ENERGY PERFORMANCE
CERTIFICATE RATING C

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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.