

COULTERS<sup>®</sup>

# 11/9 OLD FISHMARKET CLOSE

OLD TOWN, EDINBURGH, EH1 1AE

 2 BED  2 BATH  2 PUBLIC



## TAKE A LOOK INSIDE

Tucked away in Edinburgh's atmospheric Old Town, 11/9 Old Fishmarket Close is a two-bedroom, two-bathroom duplex apartment offering a quiet retreat just moments from the vibrancy of the Royal Mile. Designed by the renowned Richard Murphy Architects and built by the highly regarded Burrell Company, the property combines thoughtful modern design with a characterful setting, providing a rare opportunity to enjoy both privacy and proximity in the heart of the city.

With the benefit of lift access, the accommodation is situated on the fourth and fifth floors, with a well-considered layout arranged over two levels. Boasting a south-facing aspect and fronted by a suite of glass windows and sliding doors, the property enjoys an abundance of natural light, creating a bright and warm living environment.

The ground floor hosts a spacious open-plan sitting and dining room with a vaulted ceiling, forming the heart of the home and an ideal space for both relaxing and entertaining. The separate kitchen is well appointed and features integrated appliances, including a dishwasher and washing machine. To the rear, off the hall, there is a generous double bedroom with built-in storage, alongside a well-proportioned bathroom, creating a private and self-contained area for guests or flexible living.

## KEY FEATURES



Duplex apartment within award winning building.



Top floor position with lift access.



Beautifully bright with views over the city.



Permit parking available on nearby streets.



Short walk to Waverley train station.



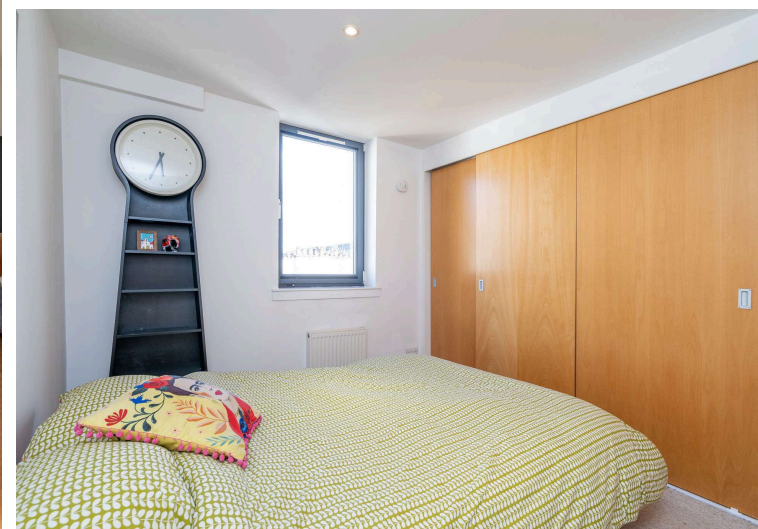
Situated in the historic Old Town.



EPC Rating - C



Council Tax Band - F



Ascending a short flight of stairs leads to a bright and airy study, with wonderful views over the city rooftops and beyond to Arthur's Seat. The remainder of the upper level is dedicated to the principal bedroom suite, a peaceful and comfortable retreat with twin fitted wardrobes and an en suite shower room enjoying an attractive outlook. This elevated position offers a true sense of privacy, with the living accommodation thoughtfully separated below.

Gas central heating and double glazing are fitted throughout. A large shared basement provides useful storage space, and permit parking is available on the surrounding streets.

The property is factored by Redpath Bruce at an approximate monthly cost of £200, which includes buildings insurance.



## THE LOCAL AREA

Old Fishmarket Close is situated within Edinburgh's historic Old Town Conservation Area, part of the UNESCO World Heritage Site. The surrounding area offers an exceptional range of amenities, including a variety of restaurants, bars, cafés and convenience stores, alongside some of the city's most iconic landmarks such as the Royal Mile, Edinburgh Castle and the Grassmarket.

Beautiful outdoor spaces are all within easy reach, including Princes Street Gardens, Calton Hill, Holyrood Park and Arthur's Seat, offering excellent opportunities for walking and recreation. Leisure facilities nearby include the Royal Commonwealth Pool, the OMNi Centre and the Edinburgh Playhouse Theatre.

The property is conveniently located for the city's principal shopping destinations, including Princes Street, George Street and the St James Quarter, all within comfortable walking distance.

Excellent public transport links are available nearby, with frequent bus services and Edinburgh Waverley railway station just a short walk away. The city bypass and wider motorway network are easily accessible, as is Edinburgh Airport, which can also be reached via the tram. The Queensferry Crossing provides convenient access north.

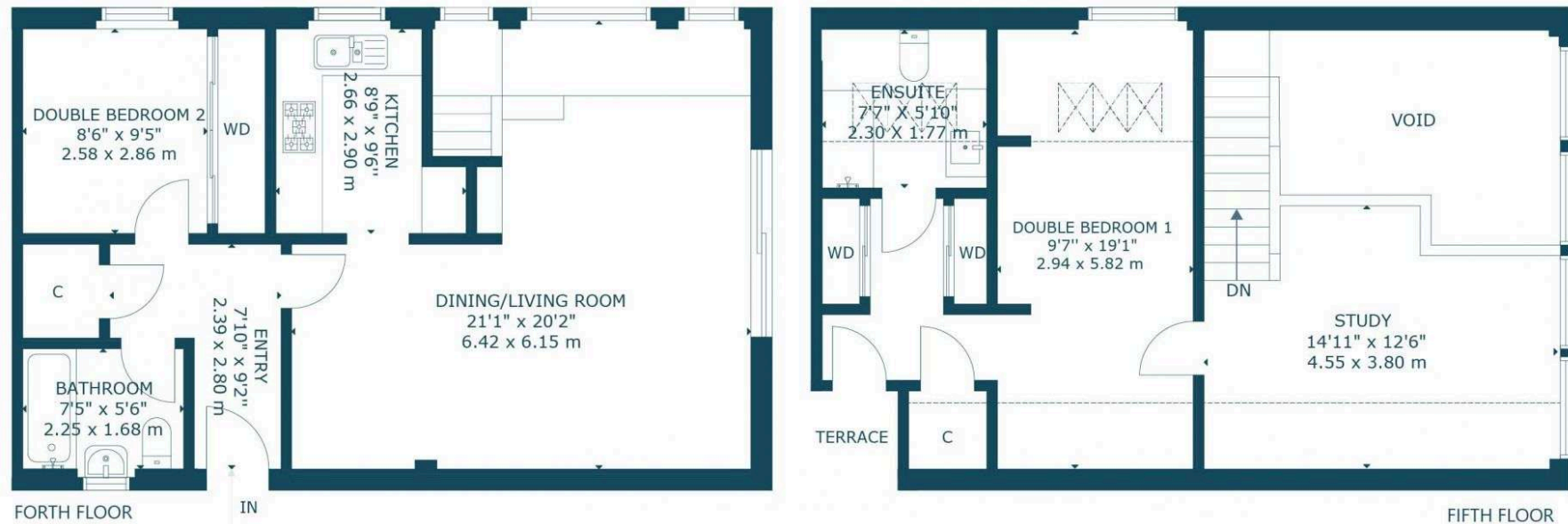
The area is also well placed for higher education, with the University of Edinburgh and several campuses of Edinburgh Napier University located nearby.

## EXTRAS

All blinds, light fittings, fitted flooring and white goods are included in the sale price. Other items may be available subject to separate negotiation.







11/9 OLD FISHMARKET CLOSE, 190 HIGH STREET, EDINBURGH, EH1 1AE  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,130 SQ FT / 105 SQ M  
All measurements and fixtures including doors and windows are approximate and should be independently verified.

Copyright © Nest Marketing  
[www.nest-marketing.co.uk](http://www.nest-marketing.co.uk)

## GET IN TOUCH

 [www.coultersproperty.co.uk](http://www.coultersproperty.co.uk)

 0131 603 7333

 [enquiries@coultersproperty.co.uk](mailto:enquiries@coultersproperty.co.uk)

## 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.