



Solicitors & Estate Agents



Offers Over

**£295,000**

## 6/1 Lochend Close

Old Town | Edinburgh | EH8 8BL

Quietly tucked away within the heart of Edinburgh's historic Old Town, this charming two-bedroom ground floor flat enjoys a peaceful setting just moments from the Royal Mile. Benefiting from allocated parking and exclusive access to the beautiful Dunbar's Close Gardens, the property is ideally suited to professionals, couples, and those seeking a superb city-centre home with a sense of privacy.

-  2 bedrooms
-  1 public room
-  2 bathrooms
-  Allocated parking space
-  Resident access to Dunbar's Close Gardens
-  EPC Band - C
-  Council Tax Band - E



## Description

The accommodation begins with a welcoming entrance hallway, complete with a useful storage cupboard. The bright and airy lounge enjoys a striking triple-aspect bay window incorporating corner windows, flooding the room with natural light and offering excellent flexibility for a variety of furniture layouts. The well-kept kitchen/diner is fitted with a range of integrated white goods and benefits from partial wall tiling in the splash areas, generous cupboard space, and ample room for a dining table and chairs. The principal bedroom is a comfortable double featuring an integrated double wardrobe and plenty of space for additional freestanding furniture. A convenient en-suite shower room is fitted with a corner shower cubicle and partial wall tiling. Bedroom two is another well-proportioned room, comfortably accommodating a double bed while also lending itself to use as a home office or guest bedroom. An integrated double wardrobe provides excellent storage. Completing the accommodation is the main bathroom, fitted with a corner bath, tiled flooring, and partial wall tiling.



Further benefits include a secure door entry system, intruder alarm, gas central heating, and double glazing.

## Gardens & Parking

Residents also enjoy an allocated parking space together with exclusive key access to the delightful Dunbar's Close Gardens outside public opening hours, providing a unique and tranquil green space in the heart of the city.

## Extras

Selected fixtures and fittings, including; integrated gas hob, oven, hood, fridge-freezer, dishwasher, washing machine, and microwave, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

## Viewing

By appointment through Neilsons 0131 625 2222.







## Location

Lochend Close enjoys a prime position within Edinburgh's UNESCO World Heritage Site and the Old Town Conservation Area. The surrounding area offers an excellent selection of cafés, restaurants, bars and convenience stores, together with many of the capital's most recognisable landmarks including the Palace of Holyroodhouse, the Scottish Parliament, Edinburgh Castle, the Grassmarket and the National Museum of Scotland.

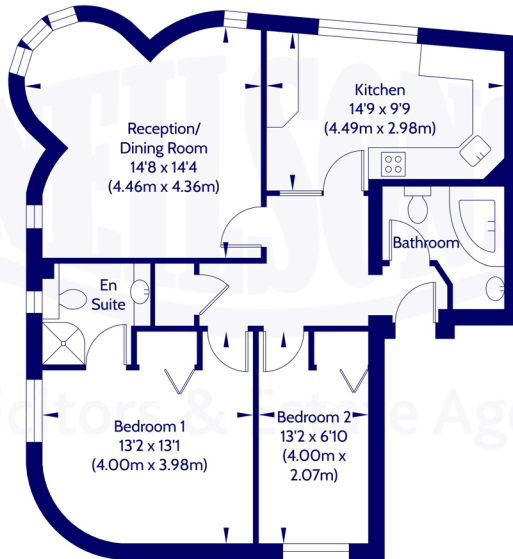
A variety of outdoor and leisure facilities are close at hand, with Princes Street Gardens, Calton Hill, Holyrood Park and Arthur's Seat all nearby. The Royal Commonwealth Pool, OMNi Centre and Edinburgh Playhouse provide further sporting and entertainment options.

Princes Street, George Street and the St James Quarter are all within comfortable walking distance, offering an extensive range of shopping, dining and leisure facilities. Waverley railway station is also just a short walk away, while regular bus services provide excellent connections throughout the city. The City Bypass, motorway network, Queensferry Crossing and Edinburgh Airport are all easily reached, with the airport also accessible by tram. The University of Edinburgh and several Edinburgh Napier University campuses are also conveniently located nearby.



Approx. Gross Internal Floor Area 72 Sq M / 772 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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✉ [mail@neilsons.co.uk](mailto:mail@neilsons.co.uk)

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### Head Office

138-142 St John's Road  
Edinburgh  
EH12 8AY

### Property Department

162 St John's Road  
Edinburgh  
EH12 8AZ

### City Centre

2a Picardy Place  
Edinburgh  
EH1 3JT

### South Queensferry

37 High Street  
South Queensferry  
EH30 9HN

### Bonnyrigg

72 High Street  
Bonnyrigg  
EH19 2AE

