





# STURROCK ARMSTRONG & THOMSON

SOLICITORS & ESTATE AGENTS



34/5 North Castle Street  
Edinburgh, EH2 3BN

George Street a stones throw away  
Elevated views across the city  
Third Floor apartment  
No onward chain  
Grade B Listed & Situated in New Town Conservation  
EPC: E  
Council tax band:E

Set just a stone's throw from George Street, in the very heart of Edinburgh's city centre, this charming top-floor apartment offers bright, neutral interiors complemented by exceptional panoramic views. To the front, the property enjoys far-reaching outlooks across the city skyline towards Edinburgh Castle and the Dr Thomas Chalmers statue, creating a truly iconic city backdrop.

Offered to the market with no onward chain, the apartment presents an excellent opportunity for a purchaser to move straight in while also offering scope to personalise and enhance to their own taste.

Internally, a welcoming hallway provides access to all rooms. To the front, a versatile room—currently arranged as a bedroom—features two large sash and case windows that flood the space with natural light while framing wonderful views across North Castle Street and beyond.

Positioned to the side of the property, the spacious living room enjoys attractive outlooks towards George Street, creating an inviting space for relaxing or entertaining. A glazed door leads through to the galley-style kitchen, fitted with a range of wall and base units along with integrated appliances including a fridge/freezer, washing machine, oven and electric hob. Subject to the necessary consents, there may also be potential to open the kitchen into the living area, creating a more contemporary open-plan layout.

The shower room is finished with a white suite and a stylish tiled walk-in shower with rainfall showerhead, while a separate WC is conveniently located off the hallway.

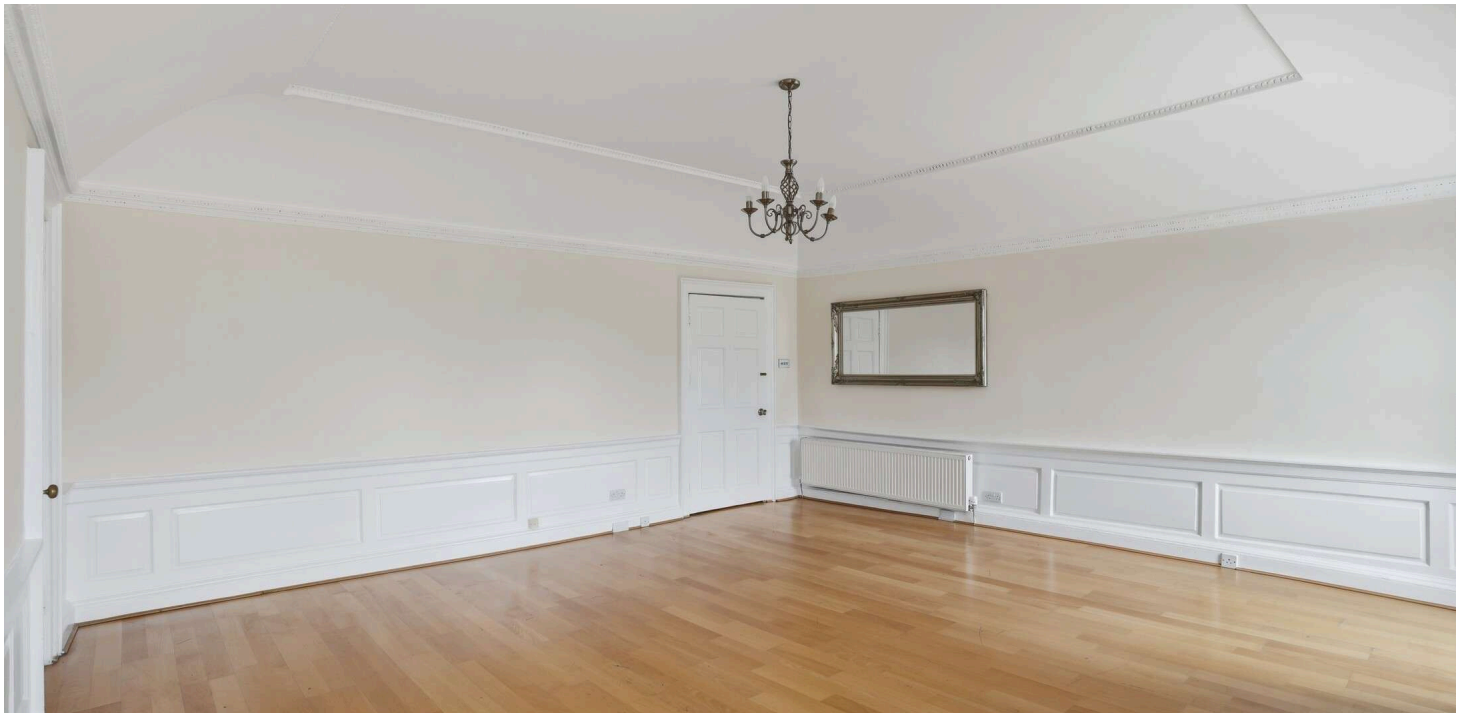
To the rear, the second bedroom is generously proportioned and benefits from a desirable west-facing aspect, allowing for excellent afternoon and evening light.

**Location:**

North Castle Street sits within Edinburgh's prestigious Georgian New Town, offering an enviable city centre location surrounded by an outstanding range of amenities. The vibrant retail and commercial hubs of Princes Street and George Street are just moments away, while nearby Stockbridge offers a charming village feel with its independent shops, cafés, bars and restaurants.

The area is also well served by beautiful green spaces, including Queen Street Gardens, Inverleith Park, the Royal Botanic Garden, and the scenic Water of Leith Walkway. Excellent transport links are within easy reach, with Waverley Station, tram stops and regular bus services all close by, providing convenient access across the city and beyond.

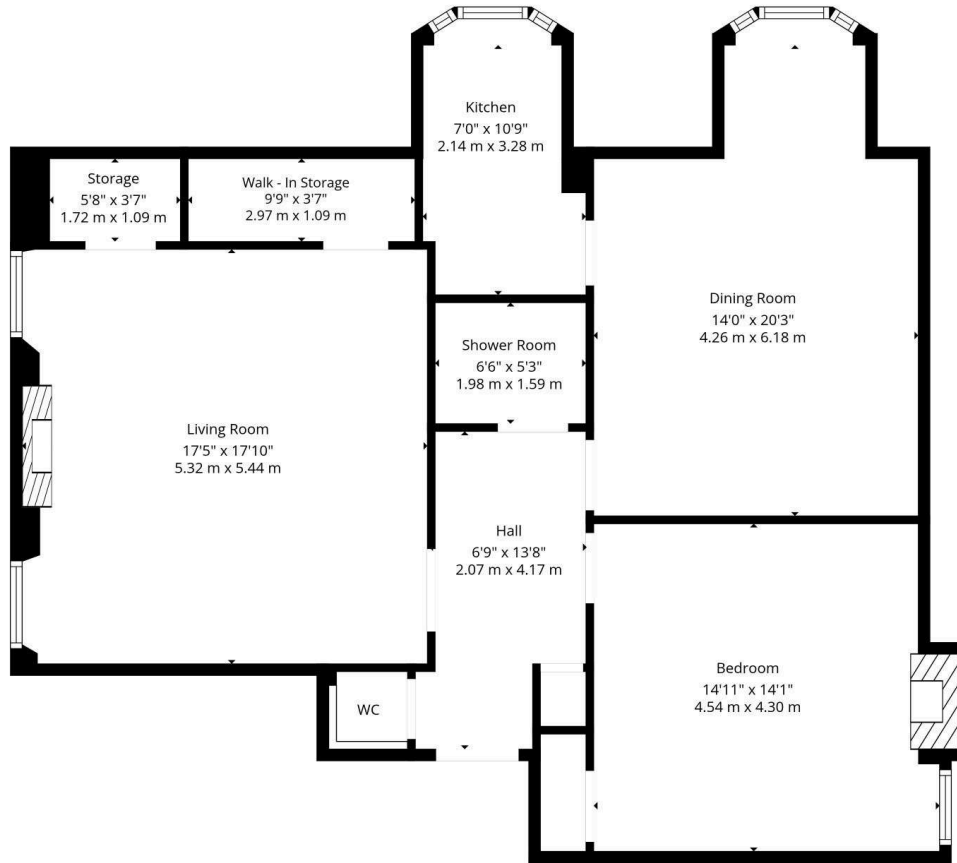












**Total: 1001 sq. Ft, 93 m2**

1st Floor: 1001 sq. Ft, 93 m2

Excluded Areas: Walk - In Storage: 36 sq. Ft, 3 M2, Storage: 16 sq. Ft, 1 M2, Low Ceiling: 18 sq. Ft, 2 M2,  
Bay Window: 12 sq. Ft, 2 M2, Fireplace: 6 sq. Ft, 1 M2, Walls: 77 sq. Ft, 8 m2

Illustrative Purposes Only. Measurements Are Deemed Highly Reliable But Not Guaranteed.



Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit  
[www.satsolicitors.co.uk](http://www.satsolicitors.co.uk)



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