



18
Gayfield Square
Edinburgh
EH1 3NX

GAYFIELD
SQUARE





18 Gayfield Square is a well-presented Grade B listed five-bedroom main door ground and basement apartment perfectly situated in Edinburgh's historic New Town within walking distance to excellent local amenities and schools.

The accommodation comprises:

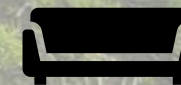
- Spacious main door flat over two levels, approx. 1657 sqft
- Well maintained front courtyard with lined under pavement cellar providing excellent storage
- Second independent entrance at basement level
- Front facing sitting room
- Kitchen with space for dining. Integrated appliances
- Principal bedroom with fitted wardrobes and ensuite shower room
- Second double bedroom with ensuite
- Three further bedrooms
- Family bathroom
- Excellent storage throughout
- Gas central heating
- Refurbished sash and case windows
- Rear garden laid to lawn with mature planting
- Permit parking available on Gayfield Square



5



3



1











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, quirky independent shops and international retailers and restaurants to suit every taste. Everyday shopping needs are well served by a range of local suppliers, including award-winning deli Valvona & Crolla, and branches of national supermarkets. The area offers a host of green spaces including the lovely park at the centre of Gayfield Square, Holyrood Park and the network of 'green paths' giving access to the Water of Leith Walkway. In addition, residents of Gayfield Square are entitled to apply for access to the stunning, private Regent Gardens. 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, integrated appliances, window coverings and light fittings will be included in the sale.

EPC Band- C

Council Tax Band- E

Parking- Zone 6



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 This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
 vistaBee 2026





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* Please contact us for a free consultation or valuation

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