

COULTERS®

# 12/4 ROBERTSON'S CLOSE

OLD TOWN, EDINBURGH, EH1 1LY

 2 BED  1 BATH  1 PUBLIC



## TAKE A LOOK INSIDE

Forming part of a charming B-Listed mid 18th century building in the heart of Edinburgh's historic Old Town, this delightful two-bedroom duplex apartment offers an abundance of character, generous proportions and an enviable city centre location. Arranged over the second and third floors, the property seamlessly blends period charm with modern comforts, featuring beautiful original timber flooring, traditional sash and case windows and a wealth of natural light throughout. Positioned just moments from the Royal Mile, Edinburgh Castle, Waverley Station and an outstanding selection of cafés, restaurants, cultural attractions and independent shops and within close proximity to Edinburgh University. The property offers an exceptional opportunity to enjoy the very best of city living within the Edinburgh World Heritage Site.

## KEY FEATURES



Charming duplex apartment.



Two double bedrooms.



Within easy walking distance of Princes Street Gardens & the Meadows.



Permit holder on street parking.



Tucked away on the edge of the historic Grassmarket.



Independent retailers and cafes nearby.



EPC Rating - D



Council Tax Band - C





The accommodation is entered via a welcoming hallway with stairs leading to the upper level. The impressive sitting room is a wonderfully bright and inviting space, with dual aspect windows, generous proportions and an attractive feature fireplace creating an ideal setting for both everyday living and entertaining.

The spacious dining kitchen enjoys ample room for a large dining table and is fitted with an excellent range of wall and base units, generous worktop space and a range-style cooker, making it a practical and sociable room for cooking and dining. Also on the lower level is the contemporary family bathroom, beautifully finished with classic metro tiling, a three-piece suite and a shower over the bath.

Upstairs, the property offers two exceptionally generous double bedrooms, each benefiting from attractive original floorboards, built-in storage and charming dormer-style ceilings that enhance the character of the home while creating bright and comfortable sleeping accommodation.





## THE LOCAL AREA

The Old Town, situated in the medieval heart of Edinburgh, has retained many of its reformation era buildings and is a UNESCO World Heritage Site. The property is close to Edinburgh's commercial, cultural, civic and academic areas including Edinburgh University and most of the key City Centre amenities are within walking distance. The Royal Mile and The Grassmarket provide an array of boutiques and some of Edinburgh's finest bars and restaurants.

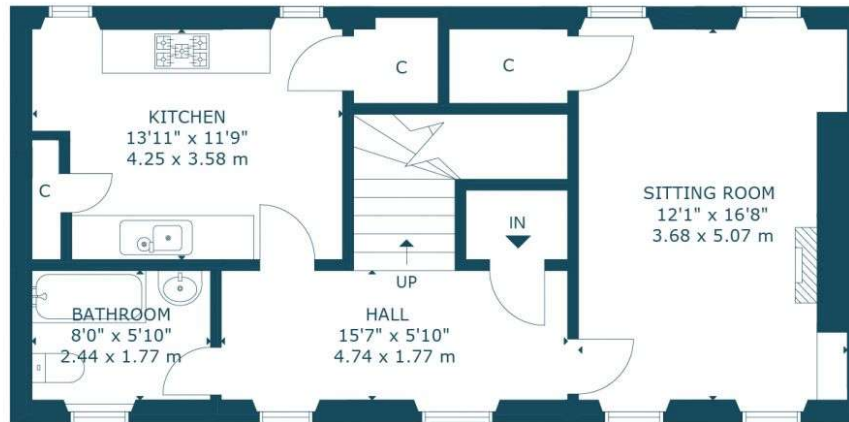
Narrow, winding Victoria Street offers a fine selection of specialist stores. A public transport network operates within the City Centre and beyond and Waverley train station is in walking distance. Edinburgh City Bypass and the main motorway networks are also within easy reach.

## EXTRAS

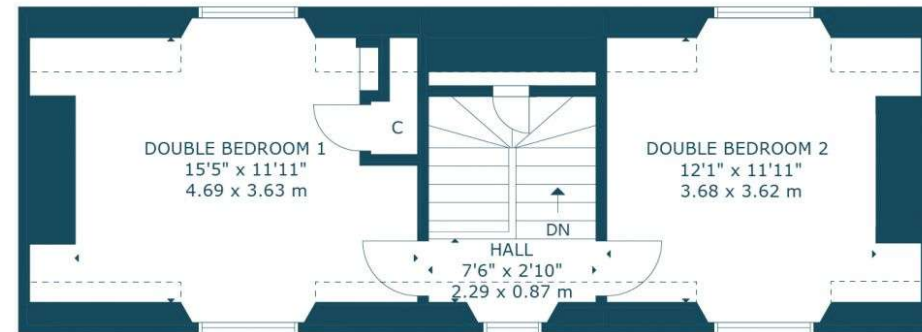
All furniture, blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.







THIRD FLOOR



FOURTH FLOOR

12/4 ROBERTSONS CLOSE, EDINBURGH, EH1 1LY  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,033 SQ FT / 96 SQ M  
All measurements and fixtures including doors and windows are  
approximate and should be independently verified.  
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## GET IN TOUCH



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## 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.