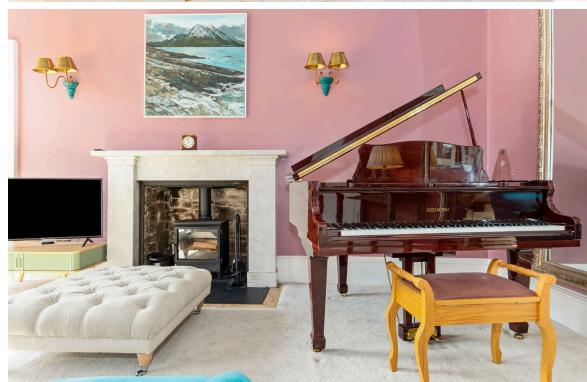




6 (2F1) Cambridge Street
WEST END | EDINBURGH | EH1 2DY

warners
solicitors & estate agents





6 (2F1) Cambridge Street

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Fabulous second floor apartment within a Victorian B-listed building which has recently undergone an extensive roof renovation, occupying a prime cul-de-sac position and boasting Edinburgh's main landmark, Edinburgh Castle, and the iconic Usher Hall theatre, as near neighbours. An excellent choice of shops and amenities, tram and bus services and the green expanse of Princes Street Gardens are all within walking distance.

Viewing is essential to appreciate the superb features on offer throughout the light and spacious interior of this period home. Dating from around 1863, high ceilings and tall windows ensure a great feeling of light and space throughout a flexible living space which has recently been freshly decorated and recarpeted to ensure a ready to move into home. Many traditional features have been retained, such as fireplaces, working window shutters, and original radiators that blend in nicely with the surroundings.

Most impressive is the grand living room bathed in natural light flowing in through twin windows, offering more than ample floor space for relaxation and entertaining. Here, the original marble mantelpiece is fitted with a multi fuel stove for additional comfort and warmth and decorative cornicework adorns the ceiling. An informal dining space is provided within the good sized kitchen with its old chimney breast (register plate installed for safety) and flagstone flooring, fitted with a good range of grey storage units, boiling water tap, and two large ceiling pulleys. Lying off this room is a larder/utility cupboard with light.

Four double sized bedrooms are on offer, two with built in storage space. The principal bedroom is served by an attractively fitted en-suite facility, showcasing a modern white suite including wash-basin set in vanity unit, electric shower and lovely neutral tone tiled surrounds. The second bedroom has a marble mantelpiece concealed behind the headboard of the bed, and its dimensions and twin windows suggest that it may previously have been utilised as a second lounge. Within the main bathroom, a jet spray system bath with mixer shower/drench head above, black vanity unit housing the basin and stylish grey tiles feature.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





To the rear of the building, accessed via a lane, is a low maintenance shared garden for use by the residents. Both permit and metered parking spaces are located in close proximity to the property.

In late 2025 extensive roof repairs were completed on the block remedying all defects noted in the contractor's survey. Full paperwork relating to the works can be obtained from the selling agents, including receipt of payment for the works. The 20 year guarantee provided by the contractor will give long term peace of mind to the new owner.

- Grand city living in a wonderful period property
- Sample a huge choice of restaurants and bars virtually on the doorstep
- City centre attractions, the business sector and transport links close at hand
- Twin window living/dining room with multi fuel stove
- Large kitchen/diner with two large, original ceiling pulleys
- Utility/larder
- Principal double bedroom with en-suite shower room

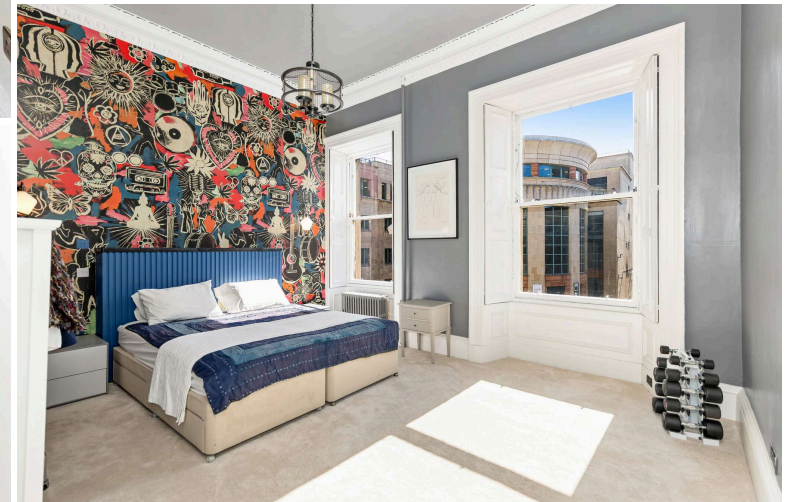
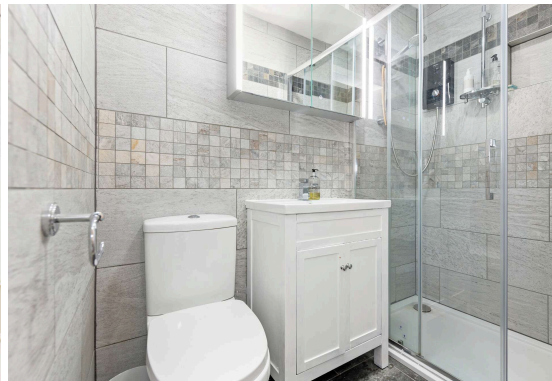
- Three further double bedrooms
- Bathroom
- Entrance hall/cloak cupboard
- Gas central heating
- Security entryphone system
- Shared rear garden
- Permit and metered parking nearby
- Original fully functioning blackout window shutters

Energy rating C. Council Tax Band E

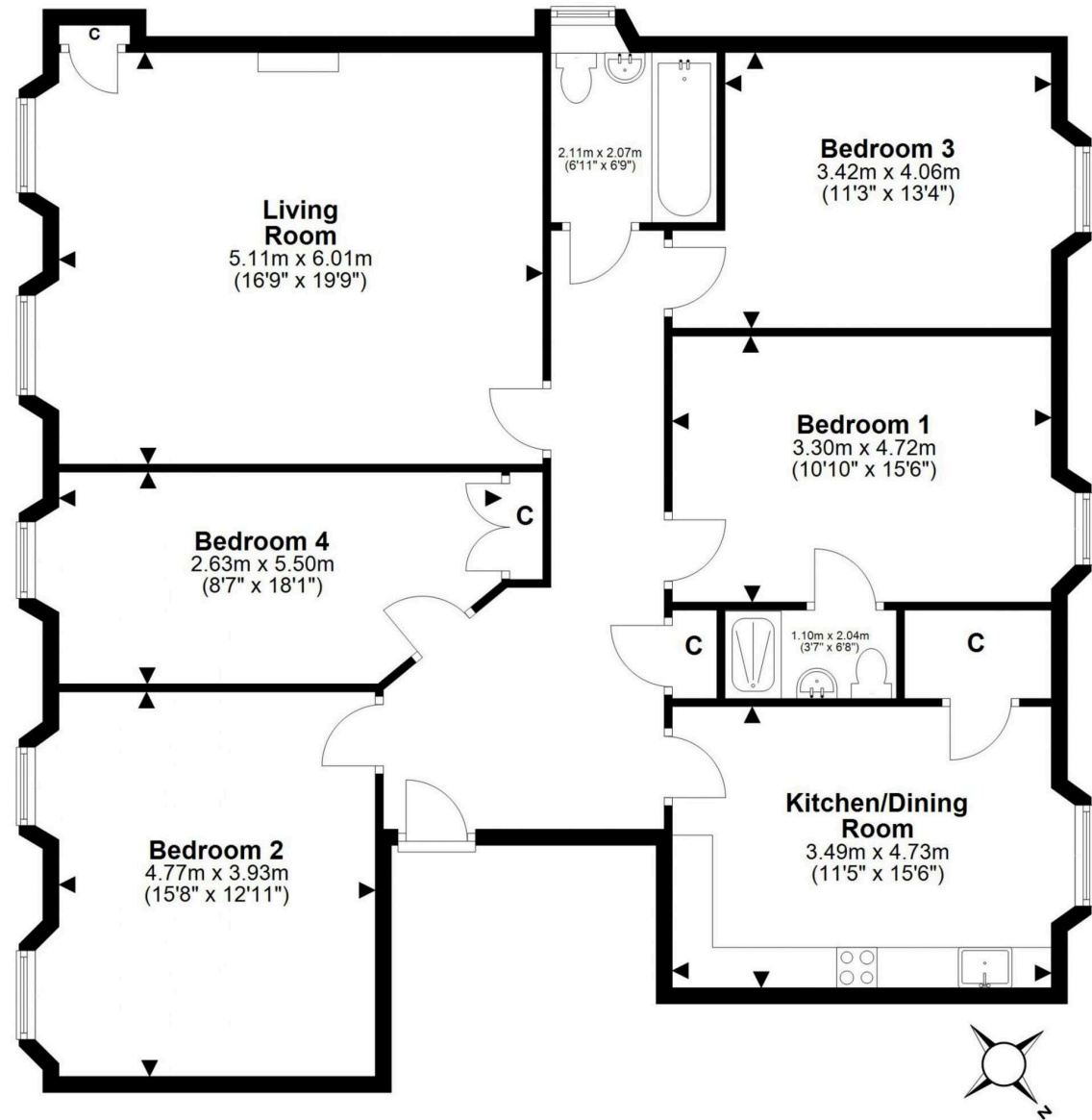
Included in the sale: All fixed lighting, Bosch fridge freezer and Siemens dishwasher.



The property is located in the desirable West End of Edinburgh, which lies very close to the heart of the bustling city centre. It's beautifully positioned to take advantage of a superb range of shopping outlets and amenities on nearby Princes Street and George Street, both only a short stroll away through the green expanse of neighbouring Princes Street Gardens. Leisure facilities in the area are exceptional and include a choice of bars, restaurants, theatres and cinemas, as one would indeed expect from a major international city. Also within easy walking distance is the historic Grassmarket area, where you can enjoy a range of specialist shops, eateries and bars. For anyone connected to Edinburgh College of Art or Edinburgh University, this property is very conveniently placed, and schooling is well represented from nursery to senior level. An efficient public transport network operates to other parts of the city and surrounding areas, with Haymarket station within walking distance and bus and tram links nearby.







This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.