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8B Flat 2 Gayfield Square

New Town | Edinburgh | EH1 3NT

A unique and exceptionally appealing top floor flat, forming part of a handsome B listed Georgian building and enjoying a superb central location in the capital's iconic Gayfield Square.

-  1 bedroom
-  1 public room
-  1 bathroom
-  On-street permit parking
-  EPC rating – C
-  Council tax band- C



Description

Sharing a communal stair with just one other flat, the property has been upgraded and remodelled to a superb standard by the existing owner, to create a light filled open plan space with excellent versatility. The property forms part of Edinburgh's New Town conservation area and is within comfortable walking distance from the city centre, with a fabulous choice of eateries, popular coffee shops and high-end retailers on the doorstep.

The accommodation is accessed via secure entry and a well-kept shared hallway and briefly comprises a generously proportioned open plan reception/dining room/ bedroom space with a bright multi facing aspect, including a central skylight and a dramatic high ceiling which gives the room a fabulous air of character. This room features lovely open views to the rear and could easily be divided by way of a partition if required. Just off this room you have a vibrant kitchenette space, which currently has a sink, worktop and contemporary splash tiling and offers a great scope to develop into a more robust kitchen, with the addition of extra workspace and the usual appliances. Finally, there is a stylish modern shower room with beautiful stone tiling, contemporary fittings and multi-head mains shower enclosure.



Extras

All light fittings, floor coverings and fixtures will be included.

Parking

On-street permit parking is available on Gayfield Square.

Viewing

By appointment through Neilsons (0131 625 2222).





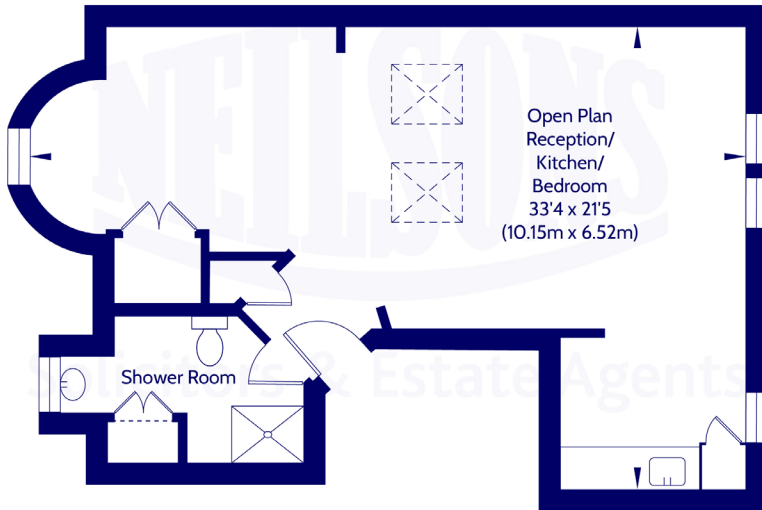
Location

Gayfield Square is situated in the New Town district of Edinburgh, within easy walking distance of the city centre. There are an excellent range of specialist shops, cafes, bars and restaurants in the immediate area and all of Princes and George Street's extensive amenities are close at hand. The St James Quarter is located moments away and houses an excellent selection of popular high street retailers as well as various leisure facilities and restaurants. Many of central Edinburgh's wonderful Art Galleries and Museums are within close proximity as well as some charming outdoor spaces such as the Water of Leith walkway, The Royal Botanic Gardens and Inverleith Park. There are regular buses and trams to all parts of the city and beyond including Waverley train station and Edinburgh Airport.



Approx. Gross Internal Floor Area 52 Sq M / 561 Sq Ft.

2nd 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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