



21 King's Stables Lane
GRASSMARKET | EDINBURGH | EH1 2LQ


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Superbly tucked away in a quiet cobbled lane close to Edinburgh Castle and the historic Old Town is this true walk-in condition main door duplex apartment boasting a light and spacious interior showcasing a fabulous mix of contemporary modern fittings and industrial style features, plus an all important private car parking space nearby.

Cleverly designed and finished off to a high spec over ground and first floor levels, this unique property would make an ideal city centre base or investment purchase. Living space on the ground floor falls naturally into areas for relaxation, dining and cooking. Pale tone high gloss units are set against solid wood worktops and eye-catching coloured splash-backs within the fitted kitchen area. Generous sized sleeping space upstairs lies open to an elevated seating or study area. Light streams in through multiple rooflights and French doors opening out onto a balcony suitable for potted plants. Edinburgh's most famous landmark, the Castle, can be seen across the neighbouring rooftops. A well fitted and modern shower-room is located on each floor. Exposed brickwork, an industrial style metal staircase and timber effect flooring add immense character, whilst feature glass flooring panels allow natural light to filter down from upstairs. More than ample built-in storage space has been added.

- On trend open plan living/dining/contemporary fitted kitchen
- Shower-room
- Industrial style steel staircase to upper floor
- Large double bedroom with split level seating area and French doors
- Juliette balcony allowing over the rooftops view to Castle
- En-suite, utility cupboard and excellent built-in storage
- Wet electric heating system
- Double glazing
- Video entryphone
- Allocated parking space
- Council Tax Band C.
- Energy Rating Band E

Factors: Trinity Factors approx £930.00 per annum.
All integrated appliances, and the washing machine, will be included in the sale.
The furnishings are available by separate negotiation.

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

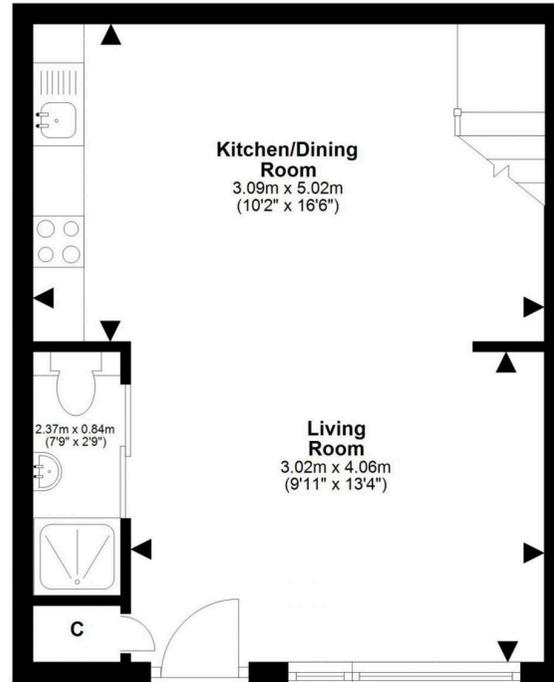


An allocated parking space within a secure garage is included with the property - a great feature given the restricted parking within the area. This space is accessed from King's Stables Lane, just a short distance from the door of the property, via a security fob.

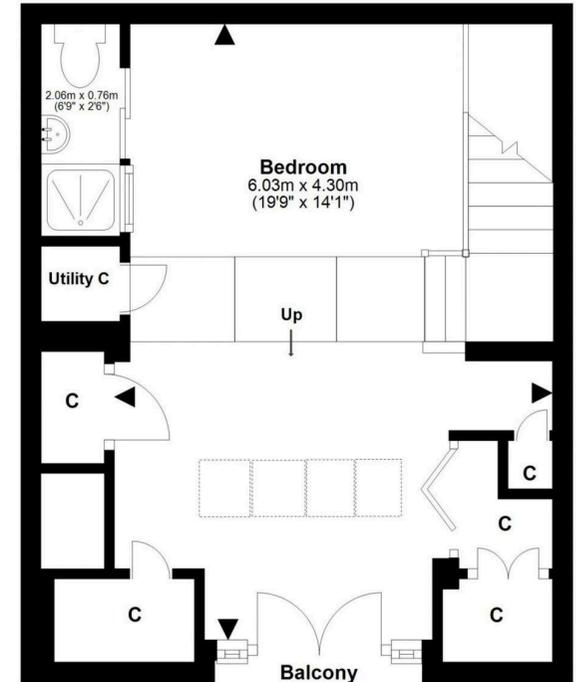
The property has been successfully operated as a short-term let over recent years, generating an average gross yield of 12.7% per annum for the owners. Its rare main-door configuration, layout, proximity to Edinburgh Castle and allocated parking space make it particularly well-suited to premium short-term accommodation in one of the city's most sought-after tourist locations.

The highly desirable Grassmarket is set against the impressive backdrop of Edinburgh Castle and forms the backbone of the medieval Old Town. Lying close to many of Edinburgh's commercial, cultural, civic and academic areas, most of the key City Centre amenities are within walking distance. Within the Grassmarket you can sample a number of delightful bars, bistros and restaurants, plus a superb variety of specialist shops. Further shopping can also be found at nearby Tollcross, Bruntsfield and the New Town. Several museums, theatres and cinemas are within easy reach and the location is handy for Edinburgh University and Edinburgh Art College. Some of Edinburgh's best loved amenity grounds are within easy reach, such as Princes Street Gardens, the Meadows and Holyrood Park. An excellent public transport network operates to other areas including local buses, trams running along Princes Street connecting the airport to the city centre, and Waverley and Haymarket Railway Stations.





Ground Floor



First Floor



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.