



33/2 Guthrie Street
Old Town, EH1 1JG

Deans 
Solicitors & Estate Agents LLP



FIRST FLOOR FLAT

- Living / Dining Room
- Open Plan Kitchen
- Two Bedrooms
- Box Room / Study / Office
- Shower Room
- Permit & Pay Meter Parking
- Gas Central Heating
- EPC Rating - C



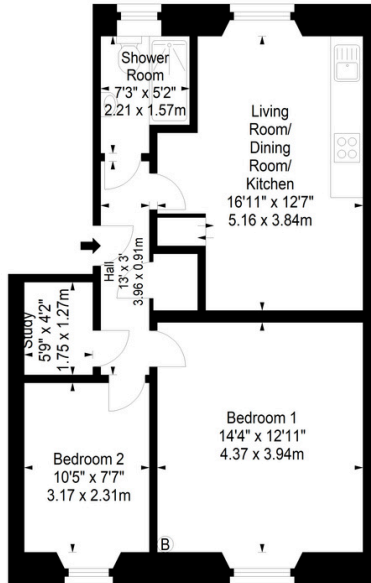
Peacefully tucked away in the heart of the Old Town, this charming dual-aspect first-floor flat forms part of a traditional tenement and would make an ideal first purchase for young professionals or an excellent investment opportunity with strong rental appeal. The property is within comfortable walking distance of Princes Street, Edinburgh University, Edinburgh Waverley Station, and the open spaces of The Meadows. The historic Old Town, a UNESCO World Heritage Site, boasts an extensive array of shops, cafés, restaurants, bars, tourist attractions, and cultural landmarks right on the doorstep. Accessed via a secure entry phone system, the accommodation comprises a welcoming hallway, an open-plan lounge/dining/kitchen, two good-sized double bedrooms, a useful box room, ideal as a home office or study, and a stylish shower room. Both bedrooms benefit from secondary double glazing. Permit and pay-and-display parking is available within the surrounding area. Further benefits include gas central heating and traditional sash and case windows. Included in the sale are all fitted floor coverings, oven, hob, extractor hood, fridge-freezer, washing machine, and light shades. Other items are available by separate negotiation. All items included in the sale are sold as seen, with no warranty provided.



Guthrie Street,
Edinburgh,
Midlothian, EH1 1JG



Approx. Gross Internal Area
612 Sq Ft - 56.85 Sq M
For identification only. Not to scale.
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First Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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