


COULTERS®

# FLAT 11, 3 SHOEMAKERS SQUARE,

OLD TOWN, EDINBURGH, EH8 8FW

 2 BED

 2 BATH

 1 PUBLIC





## TAKE A LOOK INSIDE

Offering an exceptionally central yet peaceful setting, this stunning top floor flat forms part of the prestigious Shoemaker's Square development in Edinburgh's historical Old Town. Set back from the Royal Mile, this highly desirable, modern development is approached via a pedestrianised square and landscaped courtyard. It offers tranquil, private, and secure living with all the required amenities right on the doorstep.

Inside, the apartment offers luxurious open plan living accommodation. With a desirable south-facing aspect, the open-plan living, dining, and kitchen space benefits from exceptional light and extends onto a spacious private balcony, creating the perfect setting for enjoying warm summer evenings and elegant al fresco dining. The kitchen is fitted with stylish units in neutral tones and high-specification integrated appliances. With views of Calton Hill, the two generous double bedrooms each have built-in wardrobes, and the larger bedroom has its own en suite shower room. The family bathroom and utility cupboard are both situated off the hall.

## KEY FEATURES



Stylish top floor flat with lift.



South facing private balcony with space for dining.



Located in the prestigious Waverley Square development.



EPC Rating - B



Two double bedrooms, one with en suite.



Allocated parking space in secure garage.



Unbeatable location in Edinburgh's Old Town.



Council Tax Band - G





For those seeking a low maintenance city centre home, a pied-a-terre, or a smart investment, this property offers an ideal solution. The building is professionally managed and set within a prestigious central development, offering secure underground allocated parking, lift access, and video entry system.

The property is fitted with gas central heating and quality double glazing.

The factor is Redpath Bruce and the annual factoring costs are approximately £1500 which includes buildings insurance.

## EXTRAS

All blinds, curtains, light fittings, fitted flooring and white goods are included in the sale price.







## THE LOCAL AREA

Just off the historic Royal Mile, Shoemakers Square is situated within Edinburgh's Old Town Conservation Area and UNESCO World Heritage Site, placing it at the very heart of the city's cultural and architectural heritage. The immediate area offers an exceptional range of amenities including an excellent selection of independent cafés, restaurants, bars and everyday convenience shopping, alongside some of Edinburgh's most renowned historical landmarks and attractions.

Cultural and leisure facilities are particularly well catered for, with The Queen's Hall, Festival Theatre, and Edinburgh Playhouse all within easy reach, as well as a wide variety of galleries and museums throughout the Old Town and New Town. Fitness and wellbeing options are plentiful, with several gyms, yoga studios and leisure facilities nearby, while the Omni Centre offers a cinema, gym and dining options a short walk away.

Holyrood Palace, the Scottish Parliament and the open green spaces of Holyrood Park, including Arthur's Seat, are all within a short stroll, providing outstanding walking and outdoor recreation opportunities. Calton Hill is also close by and offers some of the city's most iconic panoramic views.

The principal retail and commercial hubs of Princes Street, George Street and the St James Quarter are easily accessible on foot, offering a comprehensive mix of shopping, dining and entertainment. The central campuses of the University of Edinburgh are all within walking distance, making the location particularly convenient for students and academics alike. Regular bus services operate from nearby routes, Waverley Station is a short walk away, and Edinburgh International Airport can be reached with ease via the tram network.

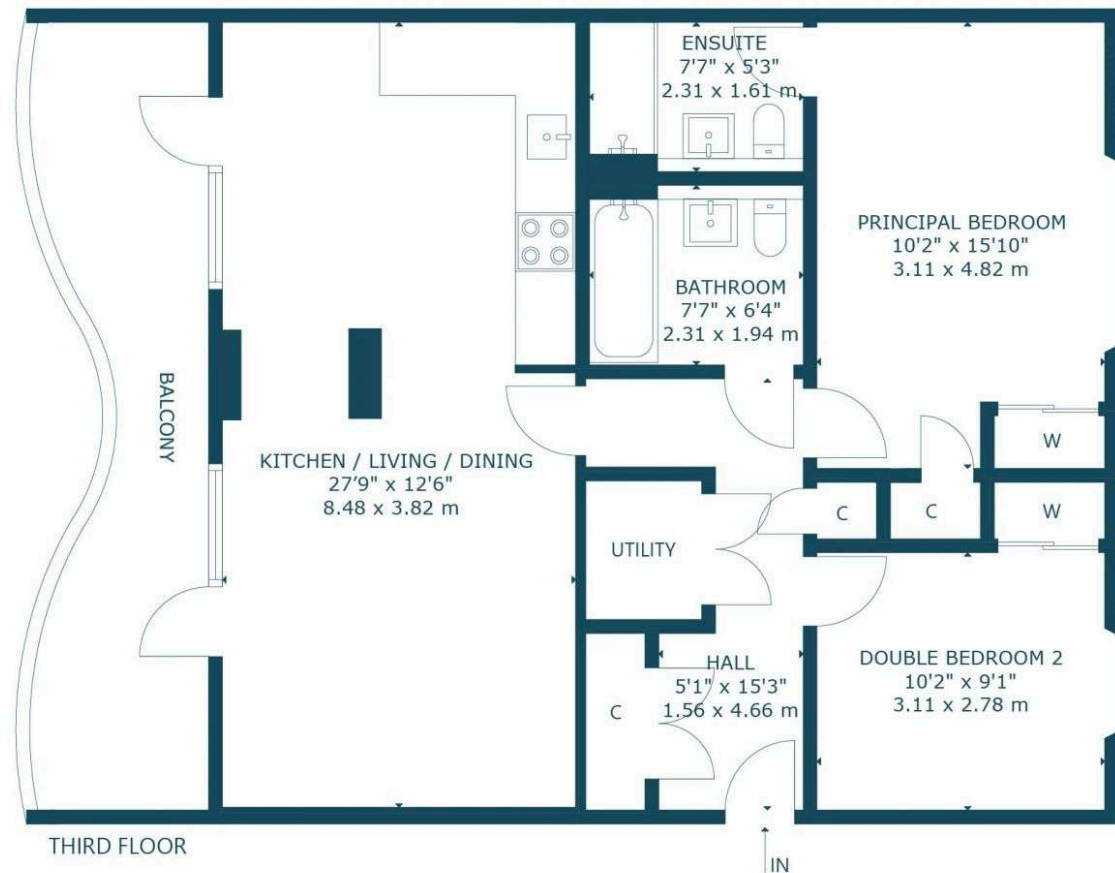


COULTERS<sup>®</sup>

**HOME REPORT VALUATION: £520,000**







3/11 SHOEMAKERS SQUARE, EDINBURGH  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 878 SQ FT / 82 SQ M  
 All measurements and fixtures including doors and windows are approximate and  
 should be independently verified.  
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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.