



**GIBSON KERR**  
Personal, Family Law & Property

**47 (1F3) George IV Bridge**  
Old Town, Edinburgh, EH1 1EJ



# GIBSON KERR

Personal, Family Law & Property

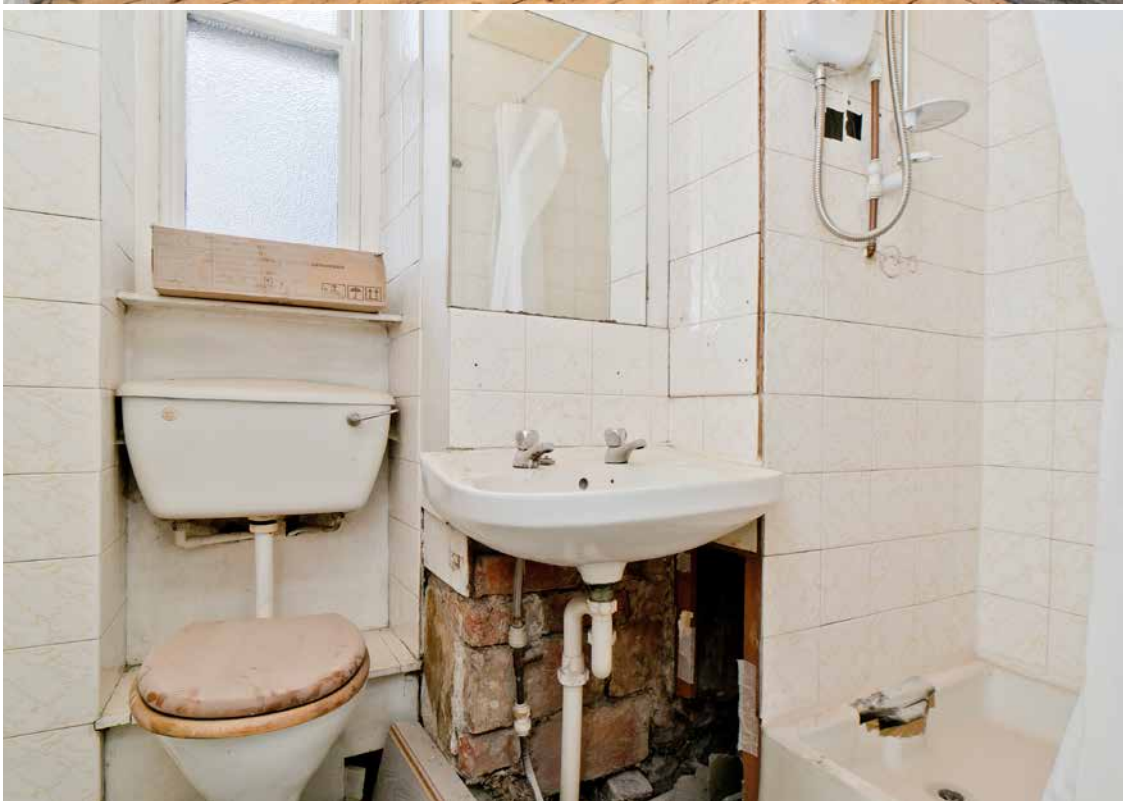
## Property Summary

Welcome to a traditional one-bedroom (plus child's bedroom/study) first-floor city flat which forms part of a C-listed classical tenement building (1861) within Edinburgh's Old Town conservation area and World Heritage Site. Enjoying one of the most sought-after postcodes in the capital, this home offers bright and airy accommodation with all the charm and character of period architecture, alongside original details. Whilst certain aspects of the property require refurbishment, it remains a thoroughly exciting prospect, especially given its highly prestigious setting within easy strolling distance of all the city centre offers.

Please note, the property is to be sold as seen. No warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price as these items are to be left in a sold as seen condition.

## Features

- A traditional first-floor flat in the Old Town
- Part of a C-listed Victorian building
- Highly sought-after, city centre location
- Period features and wooden floorboards
- Entrance hall with built-in storage
- Living room with period charm
- Good-size kitchen
- One spacious double bedroom
- Flexible child's bedroom/study
- Three-piece shower room
- Controlled permit parking (Zone 3)
- Traditional sash windows and shutters
- Gas central heating system
- EPC Rating - D



# Floorplan

property@gibsonkerr.co.uk

**Edinburgh**  
Family Law, Personal Law & Property Law

6 Randolph Crescent  
Edinburgh  
EH3 7TH

0131 202 7516

edinburgh@gibsonkerr.co.uk

**Glasgow**  
Personal Law & Family Law

1 West Regent Street  
Glasgow  
G2 1RW

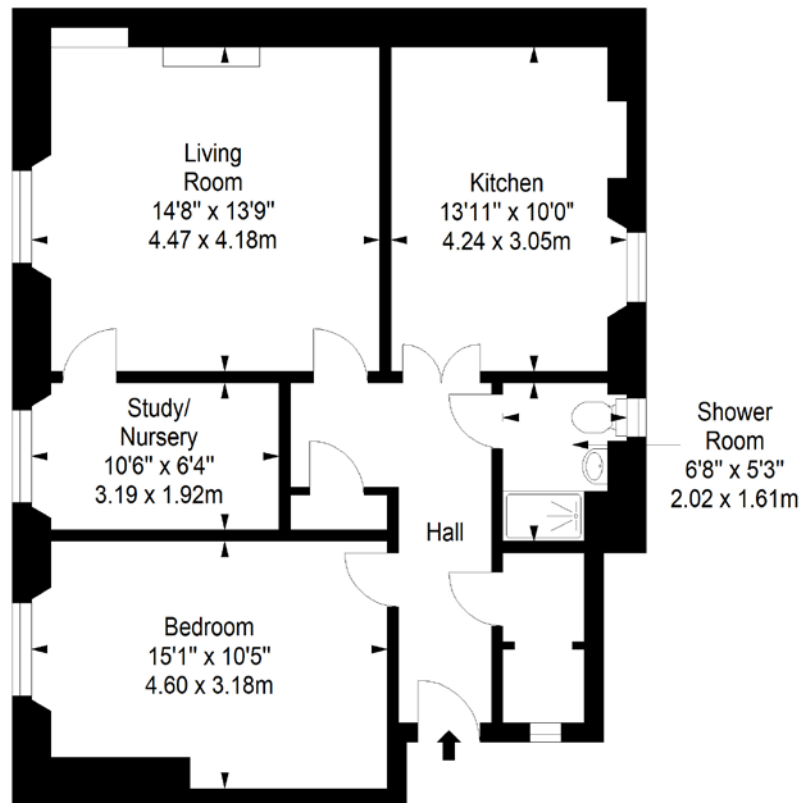
0141 404 0436

glasgow@gibsonkerr.co.uk



## First Floor

Approx. 67.1 sq. metres (722.3 sq. feet)



Total area: approx. 67.1 sq. metres (722.3 sq. feet)

**DISCLAIMER**  
These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.