



1b/24 Grassmarket, Old Town, Edinburgh, EH1 2HY

Light & Beautifully Presented, One-Bedroom, Fourth-Floor Apartment

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Property Description

Light and beautifully presented, one-bedroom, fourth-floor apartment, situated adjacent to Edinburgh Castle with spectacular views. Forming part of a conversion of an impressive period building, positioned in the heart of the Grassmarket, within Edinburgh's world-renowned Old Town Conservation Area.

Comprises an entrance hall, an open-plan living, dining and kitchen area, a double bedroom, and a shower room.

Rarely available, offering an exceptional location for a range of buyers, including professionals and investors.

Highlights include a luxury fitted kitchen with integrated appliances, a stylish shower room, spotlighting, and quality flooring. In addition, there is a separate utility cupboard, an integrated bedroom wardrobe, underfloor heating, and tall sash and case windows.

The building benefits from a secure entry system, along with well-maintained shared communal halls and stairways.

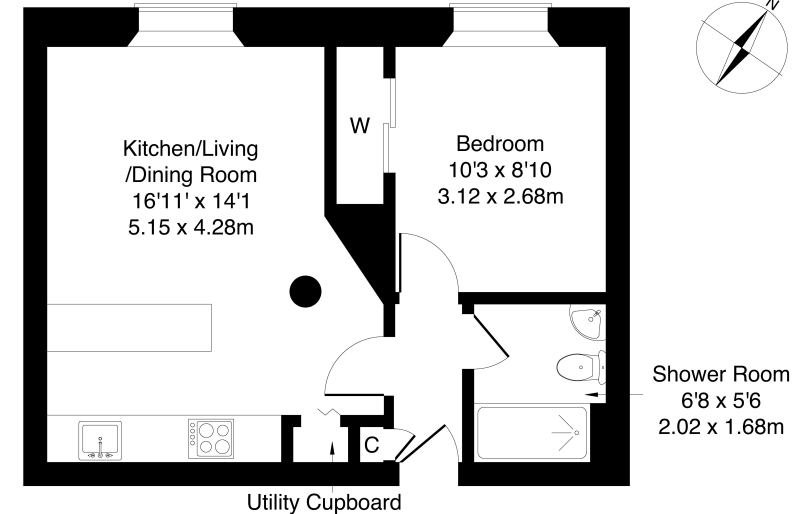
A welcoming entrance hall provides access throughout the property and includes a convenient built-in storage cupboard. The heart of the home is a bright and tastefully presented open-plan living, dining and kitchen area, featuring wood flooring with underfloor heating, spotlighting, built-in cupboards, bespoke shelving, and uninterrupted views towards Edinburgh Castle. The contemporary kitchen is fitted with modern units and worktops, complemented by a breakfast bar with striking pendant lighting above, a tiled surround, a sink, and a range of integrated appliances including a hob, oven, dishwasher and fridge, as well as a freestanding washing machine and freezer housed in the utility cupboard.

The spacious double bedroom continues the attractive wood flooring and benefits from a large built-in wardrobe with additional storage above, alongside ample space for further freestanding furniture. Completing the accommodation, the stylish shower room is fitted with a contemporary suite incorporating a large shower enclosure with a rainfall showerhead, modern tiled splash walls, bespoke shower shelving, and a ladder-style radiator.



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Approximate Gross Internal Area: (409 sq ft - 38 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Edinburgh's Old Town is a vibrant and central World Heritage Site, offering a wide variety of amenities, facilities and attractions. Just a few hundred yards from the city centre, it is close to iconic landmarks such as Edinburgh Castle, St Giles' Cathedral, the Grassmarket, the Scottish Parliament, Holyrood Park, and Arthur's Seat. The Royal Mile is a bustling thoroughfare lined with

numerous bars, restaurants, bistros, cafés, and speciality shops. Major shopping streets like Princes Street and George Street are within easy walking distance, as are key travel hubs including Waverley Railway Station, St Andrew's Square, and York Place, providing excellent connections for onward travel.





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