



2/5, Cowgatehead,
Edinburgh EH1 1JU



Centrally located three bedroom second floor flat in the heart of the Old Town with a host of amenities nearby

 3 Bed  1 Bath  1 Reception

A centrally located three bedroom second floor flat in the heart of the Old Town. The property is on the edge of the famous Grassmarket and at the start of the Cowgate, with a host of amenities nearby. Accessed via a secure entry-phone system into a well-maintained hall and stair, a spacious internal hall (with two useful store cupboards) gives access to all rooms. The bright and spacious twin-windowed sitting room leads to a well-equipped dining kitchen which comes with fridge/freezer, washing machine, electric oven, gas hob and dishwasher. A small utility area off the kitchen contains the gas boiler. There are three bedrooms (one with built-in wardrobes) as well as the shower room. The property is factored by Charles White at a monthly cost of approximately £240 per month to include buildings insurance.

Features

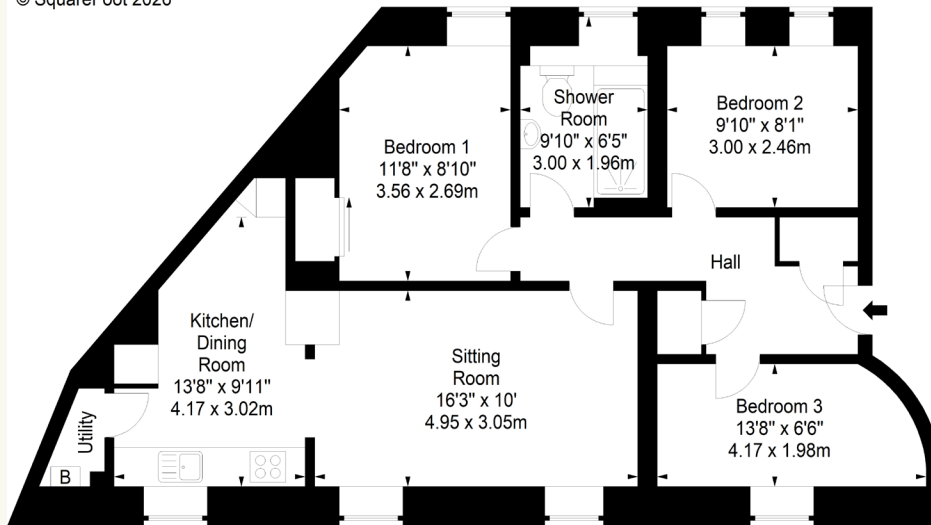
- Centrally located three bedroom flat
- In the heart of the historic Old Town
- Bright twin-windowed sitting room
- Well-equipped dining kitchen
- Three bedrooms
- Shower room
- Good storage
- Entry-phone system
- Gas central heating
- Factored by Charles White at approximately £240 per month to include buildings insurance
- EPC Rating C

Offers Over £315,000

Cowgatehead,
Edinburgh,
Midlothian, EH1 1JU



Approx. Gross Internal Area
777 Sq Ft - 72.18 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Second Floor



Enviably located in the very heart of the city's historic Old Town Conservation Area, Classic architecture and cobbled streets, together with clusters of small specialty shops, cafes, galleries, museums and restaurants combine to create a sophisticated and convenient city centre environment. The Castle, Holyrood Palace, The Scottish Parliament and Holyrood Park are all near neighbours. Princes Street is within 10 minutes on foot and also within a few minutes are the designer shops and fashionable restaurants on George Street, Harvey Nichols and John

Lewis. The Omni Centre at the east end of Princes Street plays host to a multi-screen cinema, a Nuffield Health Gym and Leisure Club and a number of popular eateries. The Playhouse Theatre is next door and is also surrounded by a range of cosmopolitan restaurants. The financial sectors based at St. Andrews Square, Lothian Road and at the West End are all immediately on hand. Both Haymarket and Waverley Rail Stations are within walking distance and a tram stop on York Place provides a direct link with Edinburgh International Airport.

FOR VIEWING:

By appointment only

Contact Lindsay on:

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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.