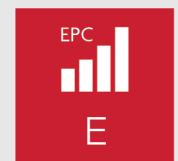
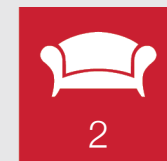




Thorntons 
The right way to move

23 Cordiner's Land

70 West Port, Grassmarket,
Edinburgh EH1 2LF





Summary

Set within Category C listed Cordiner's Land just off Edinburgh's vibrant Grassmarket, this fourth-floor flat is one of the largest styles of one-bedroom homes in the development. Bright and characterful, it offers a spacious living room, a generous dining kitchen, a double bedroom, and a bathroom, all enhanced by neutral interiors, coombed ceilings, skylights, and light wood-inspired flooring. Excellent eaves storage adds valuable practicality, while Juliette-style balconies from both the dining kitchen and bedroom bring in fresh air and natural light. Electric heating is provided, and residents enjoy access to a leafy shared garden, moments from Old Town amenities and Edinburgh Castle. Extras: All furniture and contents are to be included in the sale.

Features

- Fourth-floor flat in a Category C listed building
- Prime Grassmarket/Old Town location
- City-centre amenities on the doorstep
- Neutral interiors and wood-inspired flooring
- Outstanding view towards Edinburgh Castle
- Spacious living room
- Generous dining kitchen with Juliette balcony
- Double bedroom with Juliette balcony
- Bathroom with shower-over-bath
- Excellent eaves storage
- Electric heating
- Access to a shared garden



“Characterful Grassmarket home
with Juliette-style balconies,
excellent storage, and shared
garden access.”







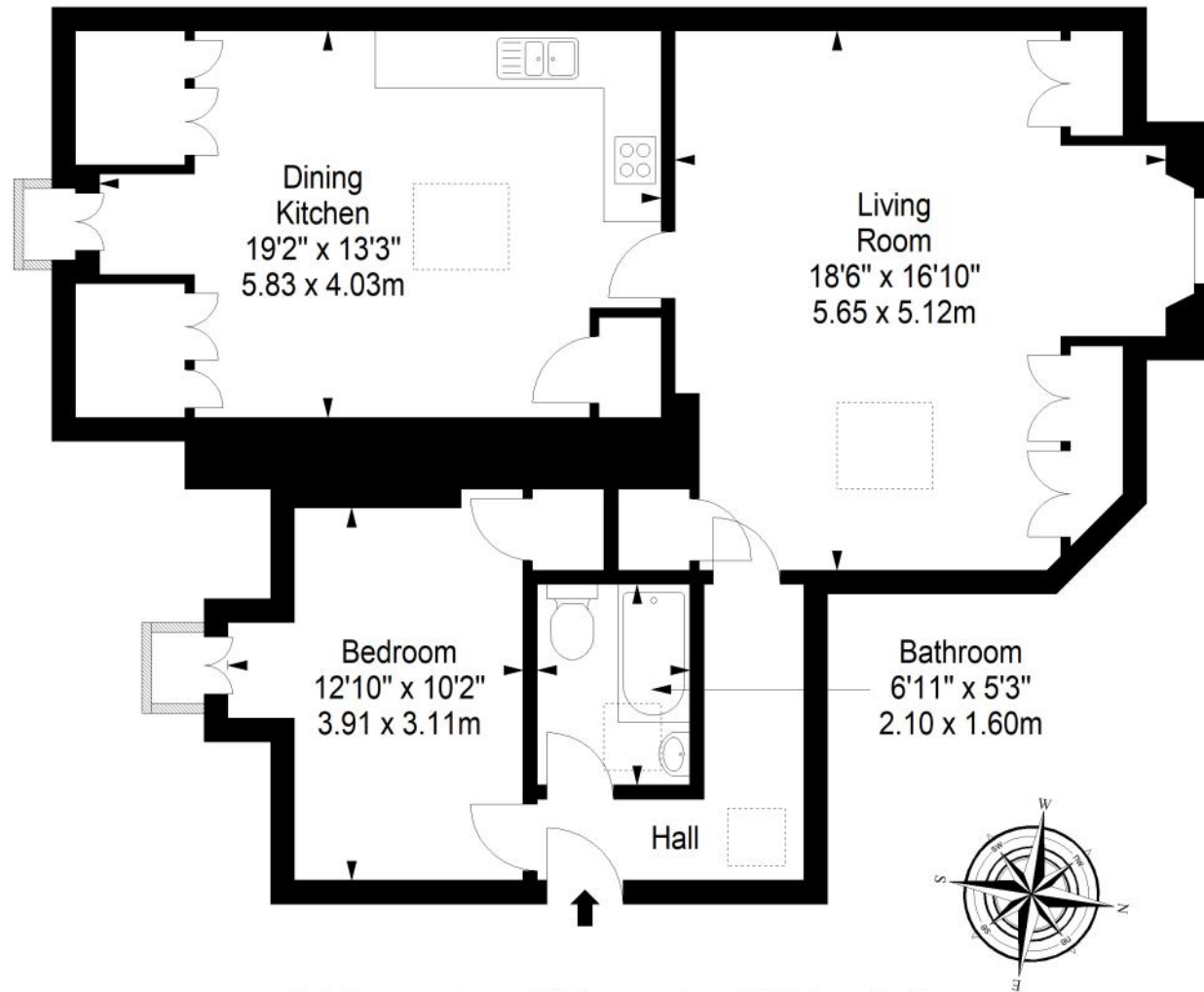
“Spacious one-bedroom flat in
Category C listed Cordiner’s Land,
with a superb Castle outlook.”



Floorplan

Fourth Floor

Approx. 77.3 sq. metres (832.1 sq. feet)



Total area: approx. 77.3 sq. metres (832.1 sq. feet)



Thorntons^{↑↓}

The right way to move

Our Branches

ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA
01333 310481
anstrutheea@thorntons-law.co.uk

ARBROATH

165 High Street, Arbroath, DD1 1DR
01241 876633
arbroathea@thorntons-law.co.uk

BONNYRIGG

3-7 High Street, Bonnyrigg, EH19 2DA
0131 663 7135
bonnyriggea@thorntons-law.co.uk

CUPAR

49 Bonnygate, Cupar, KY15 4BY
01334 656564
cuparea@thorntons-law.co.uk

DUNDEE

Whitehall House, 33 Yeaman Shore
Dundee DD1 4BJ
01382 200099
dundeaea@thorntons-law.co.uk

EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket
Terrace, Edinburgh, EH12 5HD
0131 297 5980
edinea@thorntons-law.co.uk

PERTH

7 Whitefriars Crescent, Perth, PH2 0PA
01738 443456
perthea@thorntons-law.co.uk

ST ANDREWS

17-21 Bell Street, St Andrews, KY16 9UR
01334 474200
standrewsea@thorntons-law.co.uk

FORFAR

53 East High Street, Forfar, DD8 2EL
01307 466886
forfarea@thorntons-law.co.uk



@ThorntonsPropertyServices



@thorntonsproperty



@ThorntonsPS

Thorntons is a trading name of Thorntons Law LLP
Regulated by The Law Society of Scotland