



17/2, Cornwall Street, Edinburgh, EH1 2EQ

Tastefully Presented & Exceptionally Spacious, Three-Bedroom, Second Floor Flat with Edinburgh Castle Views

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Property Description

Tastefully presented and exceptionally spacious, this three-bedroom, second-floor flat enjoys striking views of Edinburgh Castle. Set within a rarely available, listed Victorian corner building designed by renowned Edinburgh architect Sir James Gowans, in the Lauriston area of Edinburgh city centre. The accommodation comprises an entrance hallway, living/dining room, kitchen, utility cupboard, three double bedrooms, and a bathroom.

Featuring distinctive Moorish-inspired detailing, elegant ashlar stonework, and ornate windows, the interior boasts tall ceilings, ornate cornice work, and impressive fireplaces. Contemporary fittings include a fully integrated kitchen with granite worktops and spotlighting, luxury bathrooms, and extensive hardwood flooring. Further features include gas central heating, sash-and-case windows, and superb storage, including a utility cupboard and a walk-in hall store.

A welcoming reception hall provides access throughout the property, with excellent storage including a useful cupboard and walk-in store room. A deep alcove also offers versatile space for display or a potential home study area. Enjoying a superb position to the front of the property, with direct views towards Edinburgh Castle, are the impressive lounge, principal bedroom and flexible third bedroom. The generous dual-aspect lounge is flooded with natural light through tall windows and combines elegant period features with excellent proportions. Beautiful ornate cornice work and a large stone fireplace create a striking focal point, while there is ample space for both comfortable lounge and dining furniture. Overlooking the secluded shared gardens, the spacious dining kitchen offers extensive fitted storage, granite worktops and a central island. A range of integrated appliances includes an electric hob, double oven, microwave and dishwasher, while a separate utility/store cupboard houses the washer-dryer.

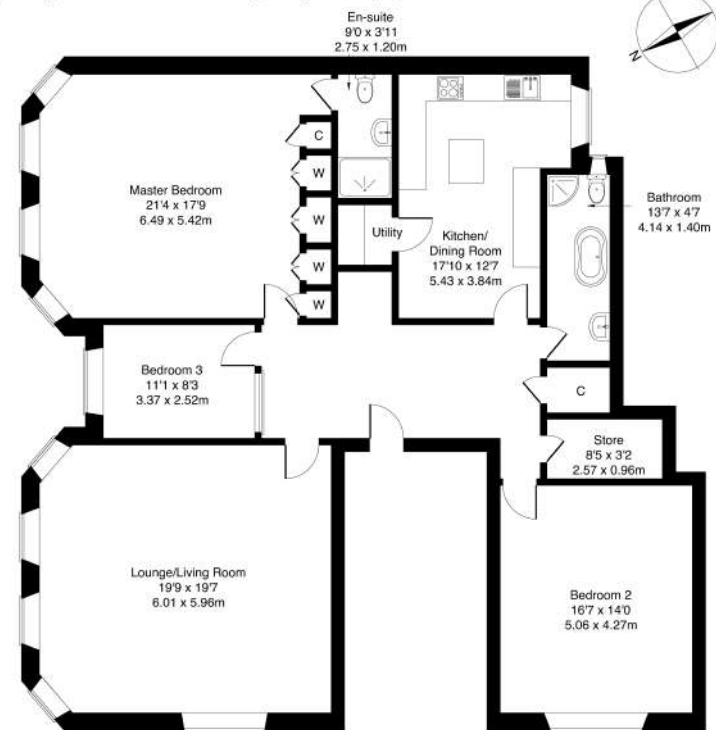
The master bedroom is equally impressive, featuring fitted wardrobes, ornate cornice work and a feature fireplace, complemented by a generous en-suite shower room. The en-suite is finished with quality stone countertops and an integrated shower cubicle. Bedroom two is another well-proportioned double, overlooking Cornwall Street and featuring a fireplace, large sash-and-case windows and working shutters. Bedroom three offers further flexibility and is finished with carpeted flooring, light décor and a charming feature stained glass window. Completing the accommodation, the family bathroom is fitted with a quality suite including a freestanding oval bath and separate shower cubicle, marble-effect splash walls, wood-effect flooring and a ladder-style radiator, which add a stylish finishing touch.

Additionally, there is a secure entry system, along with a secluded shared garden to the rear and ample zoned parking to the front and on the surrounding streets.



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Approximate Gross Internal Area: (1733 sq ft - 161 sq m.)



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





Area Description

Lauriston is a prime city centre location adjacent to the expansive green spaces of the Meadows and Bruntsfield Links. This highly desirable area boasts a wealth of independent cafés, bars, and specialist shops, along with a convenient Sainsbury's at West Port and numerous healthcare facilities. It is perfectly positioned for education, being close to Edinburgh University, Edinburgh College of Art, St Thomas of Aquin's RC High School, James Gillespie's Primary and High Schools, George Heriot's School, and George Watson's College. Cultural and historic landmarks such as Edinburgh Castle, St. Giles Cathedral, the Grassmarket, the Scottish Parliament, Holyrood Park, and Arthur's Seat are all within easy reach. The Royal Mile is a lively thoroughfare filled with bars, restaurants, cafés, and unique shops. For major city shopping, Princes Street and George Street are nearby and accessible on foot, as are key transport hubs including Waverley Railway Station and St Andrew's Square, offering excellent onward travel connections.











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