

Flat 19,29 King's Stables Rd

OLD TOWN, EDINBURGH, EH1 2AP



A fourth-floor studio apartment in an exceptional Old Town setting, moments from Edinburgh Castle and within the UNESCO World Heritage Site



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Occupying an enviable position on King's Stables Road, this impressive apartment combines contemporary luxury with an outstanding central Edinburgh location. Designed with modern city living in mind, the property offers a generous open-plan layout, high-quality finishes and excellent integrated storage, making it an ideal home, pied-à-terre or city investment.

The apartment is situated on the fourth floor, with lift access as well as stairs, and benefits from spacious, well-maintained communal areas incorporating comfortable seating spaces. The building is further enhanced by CCTV security, secure bike storage and the reassurance of a property warranty.

THE LIVING AREA



Inside, the principal living space is bright and exceptionally well proportioned, with a full-height window creating an impressive sense of volume and allowing natural light to flood the room. The open-plan arrangement provides clearly defined areas for relaxing, dining and sleeping, whilst retaining the feeling of a stylish contemporary studio.

THE KITCHEN



The modern fitted kitchen is beautifully integrated into the living space and features a range of Bosch integrated appliances, including an induction hob and combination microwave/oven. The clean-lined design provides excellent functionality without compromising the apartment's sophisticated aesthetic.



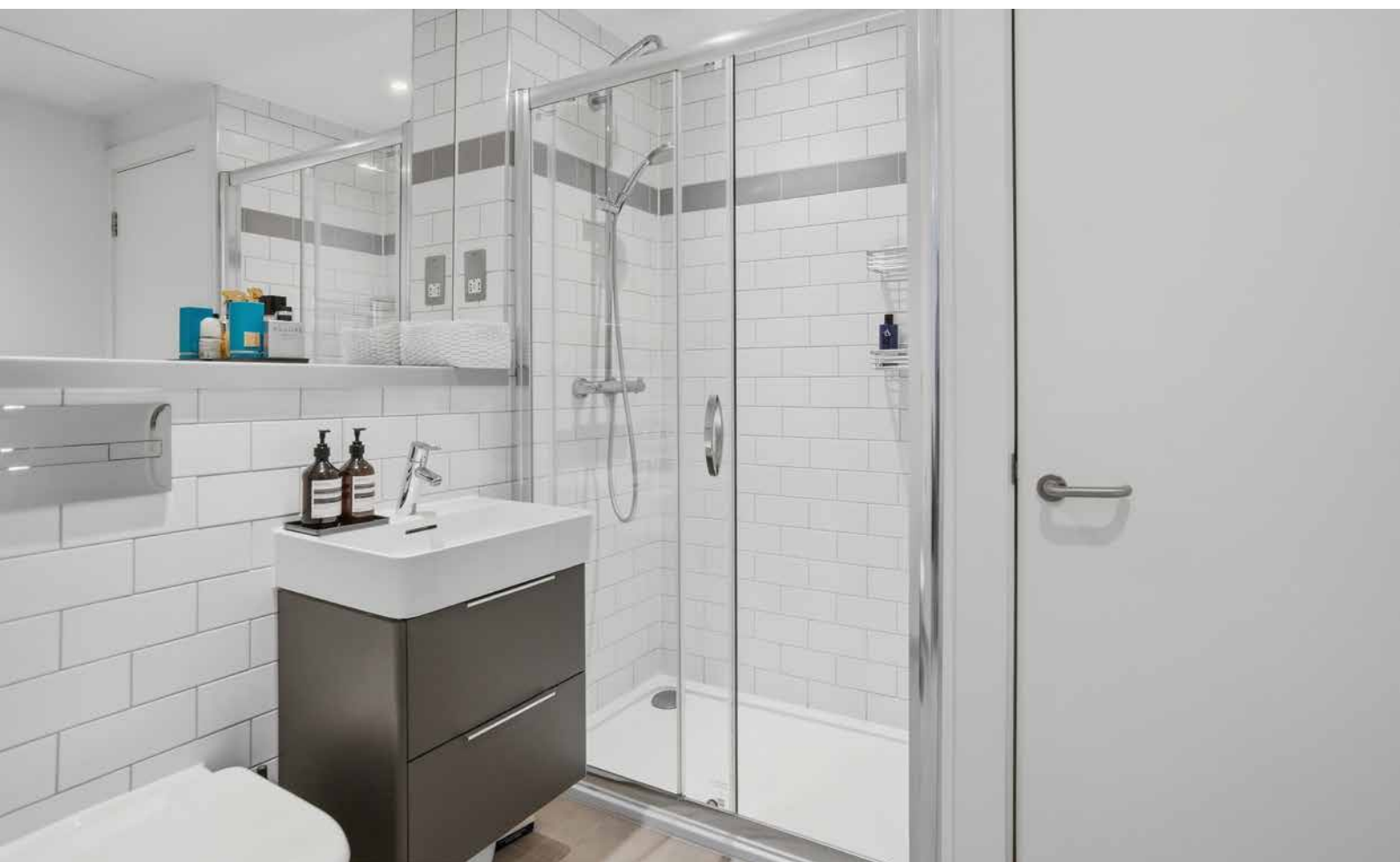
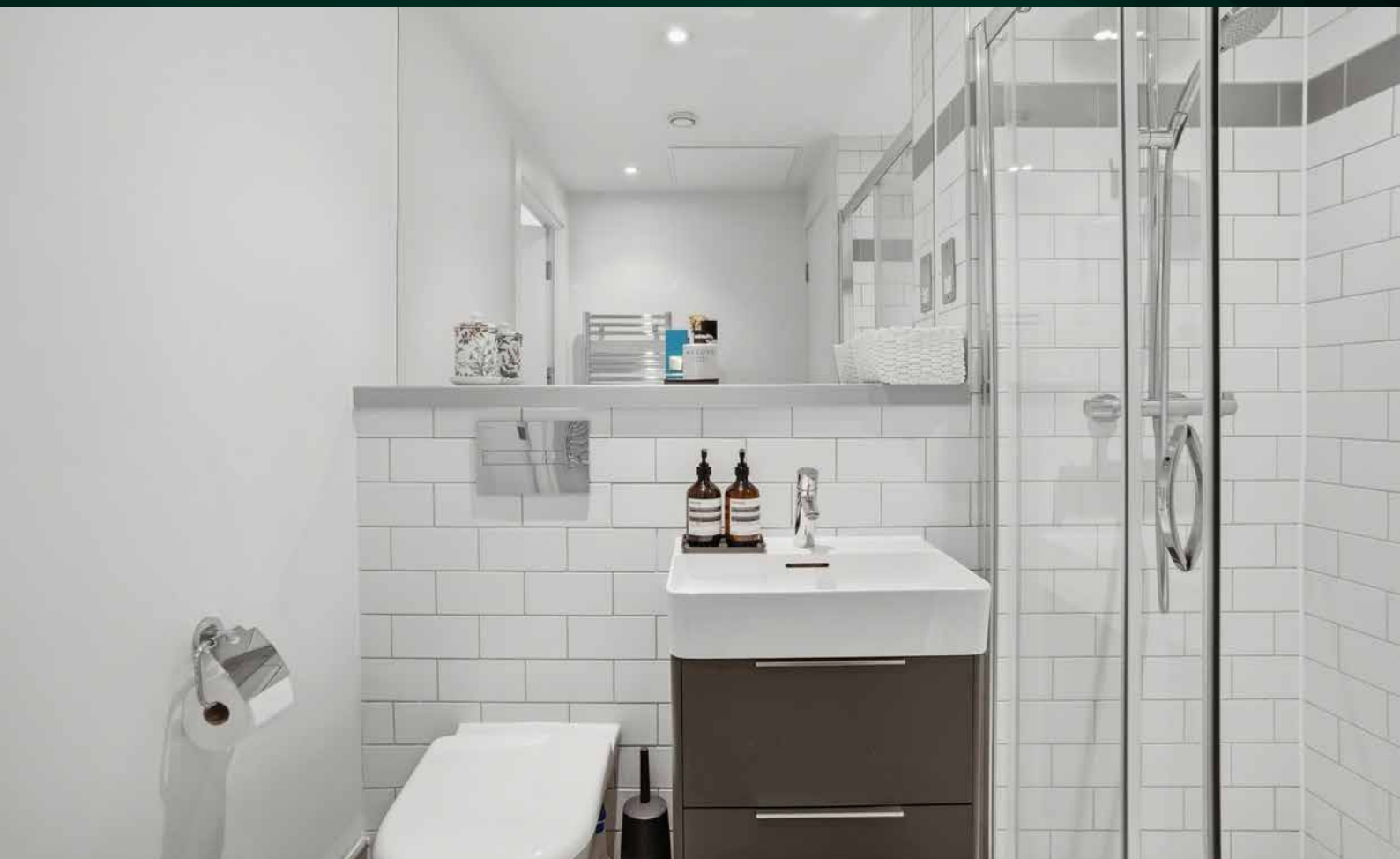
The sleeping area is thoughtfully designed and benefits from a full-height window, built-in wardrobe and an additional storage cupboard, providing valuable practical storage whilst maintaining the apartment's streamlined appearance.

The luxurious shower room is finished to a high standard, featuring quality contemporary sanitaryware, elegant chrome fittings and a chrome heated towel radiator. A separate utility cupboard houses the integrated washer/dryer, ensuring everyday practicality is discreetly incorporated into the accommodation.

THE BEDROOM



THE SHOWER ROOM

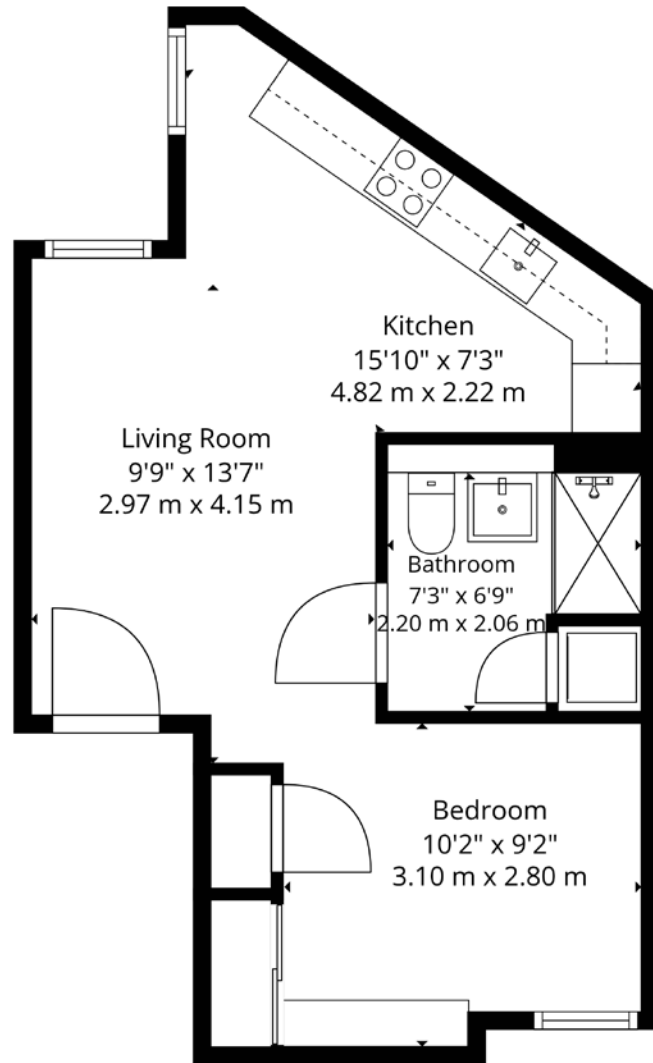


Overall, this is an exceptional opportunity to acquire a stylish contemporary residence in one of Edinburgh's most sought-after and recognisable locations. With Edinburgh Castle virtually on the doorstep, an abundance of celebrated restaurants, bars, galleries, shops and cultural attractions nearby, and the wider city centre readily accessible, the property offers an enviable combination of luxury, convenience and historic Edinburgh character.

COMMUNAL AREAS



FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 36m² | EPC Rating: C



THE LOCATION

19, 29 King's Stables Road enjoys an exceptional position in the heart of Edinburgh's historic Old Town, within the UNESCO World Heritage Site and just moments from the iconic Edinburgh Castle.





The property is ideally placed for the Grassmarket, Royal Mile and Victoria Street, with an outstanding selection of restaurants, cafés, bars, independent shops and cultural attractions all within easy walking distance. Princes Street, George Street and Edinburgh's New Town are also readily accessible.

Excellent transport links provide convenient access throughout the city and beyond, with Edinburgh Waverley Station within walking distance and Edinburgh Airport easily accessible by public transport and road.

An enviable location combining historic Edinburgh charm with exceptional city-centre convenience.



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