

The image shows a modern apartment building with a light-colored stone facade and large windows. A balcony with a wooden railing and a potted plant is in the foreground. In the background, there is a courtyard with a green lawn, a wooden bench, and various trees and plants. The sky is blue with some clouds.

COULTERS[©]

APARTMENT 28, PAVILION B

ST JAMES PLACE, NEW TOWN, EDINBURGH, EH1 3BP

 1 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Occupying an outstanding position above Edinburgh's prestigious St James Quarter, Apartment B28 offers an exceptional standard of contemporary city centre living with the added benefit of a secure private parking space and exclusive residents' amenities, including hotel-inspired concierge services, access to the spectacular Sky Gardens and the communal Garden Room lounge area with stunning views over Edinburgh and the Firth of Forth beyond.

Part of the award-winning New Eidyn development by Native Land, the apartment has been thoughtfully designed to offer the perfect balance of luxury, comfort and convenience in a prime city centre location. The spacious accommodation features elegant contemporary interiors, generous ceiling heights and high-quality finishes throughout.

Accommodation comprises in brief:

Stylish open plan kitchen/dining/living room with a Leicht kitchen with stone worktops, integrated appliances, a utility cupboard, video entry system, built-in storage unit and double doors to a balcony area with open views over the city skyline.



KEY FEATURES



Prestigious one-bedroom apartment in superb location



Private secure underground parking space



Private balcony with open views



Concierge Services and 24 hr security



Exclusive use of Residents' amenities



Communal Sky Gardens and Garden Room Lounge



EPC Rating - C



Council Tax Band - F





A good-sized double bedroom with a dual-use fold-down wall bed/desk allowing flexibility for both a bedroom and study, built-in wardrobe and an external door to the balcony. A spacious and contemporary shower room with underfloor heating.

EXCLUSIVE RESIDENTS' AMENITIES

Residents benefit from a hotel-inspired concierge service, 24-hour security, an exclusive Garden Room lounge and access to the beautifully landscaped Sky Gardens. New Eidyn Residents Rewards membership provides additional privileges, curated experiences and preferential access to selected Edinburgh businesses.





MORE INFORMATION

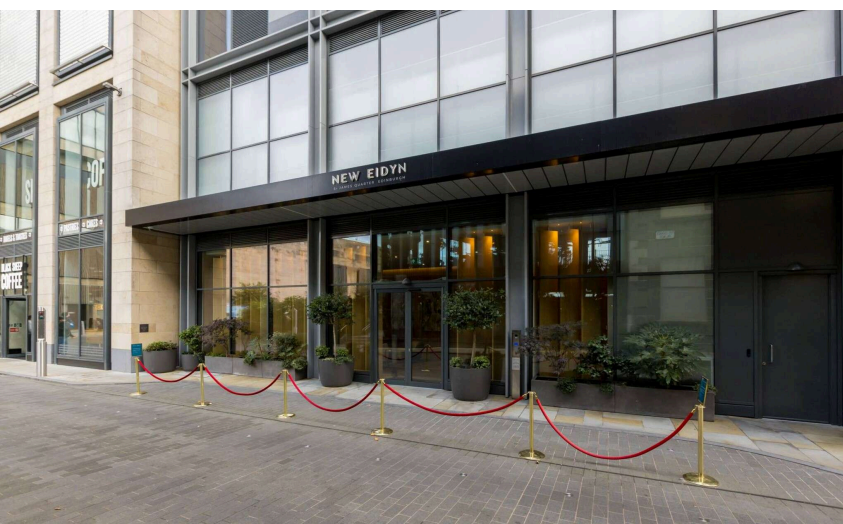
The Garden Room is an elegant private lounge providing an inviting setting for relaxation, working, entertaining and enjoying the views. The beautifully landscaped Sky Gardens offer a tranquil outdoor retreat with spectacular views, creating a peaceful escape above the vibrant city centre.

Combining an outstanding location, exceptional specification and exclusive residents' facilities, Apartment B28 presents a rare opportunity to enjoy sophisticated city living at one of Edinburgh's most prestigious residential addresses.

KEY FEATURES

- Prestigious one-bedroom apartment
- Secure private underground parking space
- Lovely views across Edinburgh
- Exceptional contemporary specification throughout
- Exclusive Garden Room residents' lounge
- Beautifully landscaped Sky Gardens
- Concierge service and 24-hour security
- Exclusive New Eidyn Residents Rewards membership
- Prime city-centre location above St James Quarter
- Immediate access to luxury shopping, dining and entertainment









THE LOCAL AREA

Situated directly above St James Quarter, New Eidyn offers immediate access to an outstanding selection of luxury retailers, acclaimed restaurants, cafés, entertainment venues and wellness facilities. Edinburgh's historic Old Town, elegant New Town and principal cultural attractions are all within easy reach, including the the forthcoming David Chipperfield-designed Dunard Centre concert hall. The tram stops on York Place and St Andrews Square are within close walking distance providing direct access to Edinburgh Airport, while Edinburgh Waverley Train Station, which is about a 5 minute walk away, provides train links direct to London.

SERVICE CHARGE

There is a service charge of approximately £928 per quarter. There is an additional separate service charge for the secure underground private parking space of £251 per quarter.

EXTRAS

All light fittings, floor coverings, blinds, the integrated Samsung television and Sonos speaker, the space-efficient 'String' shelving unit, integrated appliances and white goods are included in the sale.

HEATING

There is a central communal heating system with each apartment being metered separately.



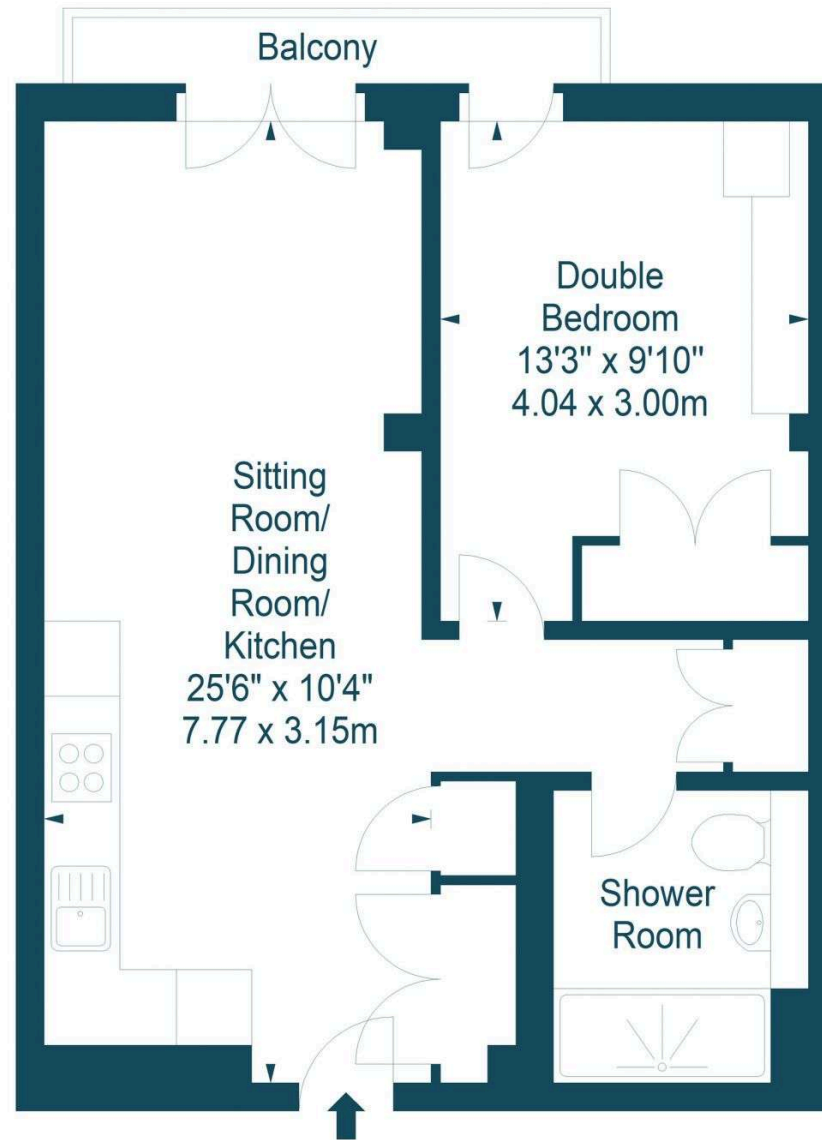
**Pavilion B,
St. James Place,
Edinburgh, EH1 3BP**



Approx. Gross Internal Area
522 Sq Ft - 48.49 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Eighth Floor



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0131 603 7333



enquiries@coultersproperty.co.uk

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.