

COULTERS[©]

1 VENNEL

OLD TOWN, EDINBURGH, EH1 2HU

 4 BED  2 BATH  2 PUBLIC



TAKE A LOOK INSIDE

Tucked away behind its own private gate, moments from the vibrant atmosphere of the Grassmarket, this unique B-Listed garden flat offers a rare combination of tranquillity, character and generous living space in the very heart of Edinburgh's historic Old Town. Forming part of a handsome stone building within the Edinburgh World Heritage Site and Conservation Area, the property extends to approximately 1,396 sq ft and enjoys a beautiful enclosed garden, creating a remarkable sense of privacy in one of the city's most iconic locations.

KEY FEATURES



Rarely available garden flat with immense charm.



Generous accommodation with four bedrooms.



Beautiful private gardens plus private cellar.



Permit parking available nearby.



Exceptional location set back from the Grassmarket.



Edinburgh's major attractions & amenities all accessible on foot.



EPC Rating - D



Council Tax Band - E





Approached through a mature, landscaped garden, the front door opens into a welcoming hall which leads to an impressive open plan sitting/dining room and kitchen. This wonderfully proportioned space enjoys views across the garden and provides ample room for both everyday living and entertaining. The kitchen is well appointed with a generous range of contemporary cabinetry, excellent worktop space and integrated appliances, while a separate utility room provides valuable additional storage and laundry facilities.

Throughout the home there is an abundance of character, with exposed stonework, original fireplaces and traditional architectural details sitting comfortably alongside modern finishes.





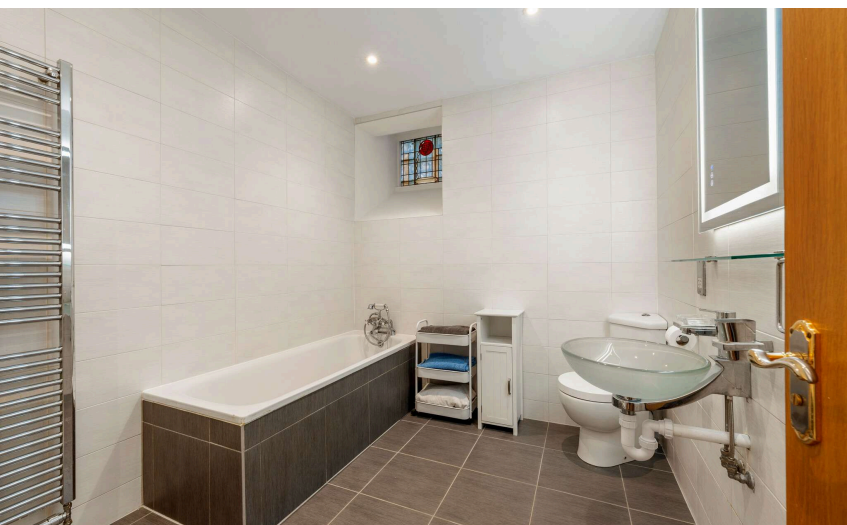
MORE INFORMATION

The principal bedroom enjoys a peaceful position and benefits from an en-suite shower room. Two further double bedrooms are situated on the main level, alongside a spacious family bathroom, while a versatile family room with an attractive exposed stone fireplace offers excellent flexibility as a second sitting room, home office or playroom. A fourth double bedroom on the lower ground floor provides further adaptable accommodation, ideal for guests, older children or those working from home.

The garden is undoubtedly one of the property's defining features. Beautifully established and thoughtfully landscaped, it offers a wonderful level of privacy with mature trees, including a striking acer, well-stocked borders, a central lawn and sheltered stone patio creating an idyllic setting for outdoor dining and relaxation. There is also a useful timber garden shed and a separate drying area. Despite being just moments from the bustle of the Grassmarket, the garden feels remarkably peaceful and secluded. A separate cellar provides additional storage space.

Stepping back through the private gate, the atmosphere changes instantly as the dramatic backdrop of Edinburgh Castle comes into view, a daily reminder that this is one of the capital's most historic addresses.

Gas central heating and double glazing are installed throughout. Permit parking is available on the Grassmarket.





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THE LOCAL AREA

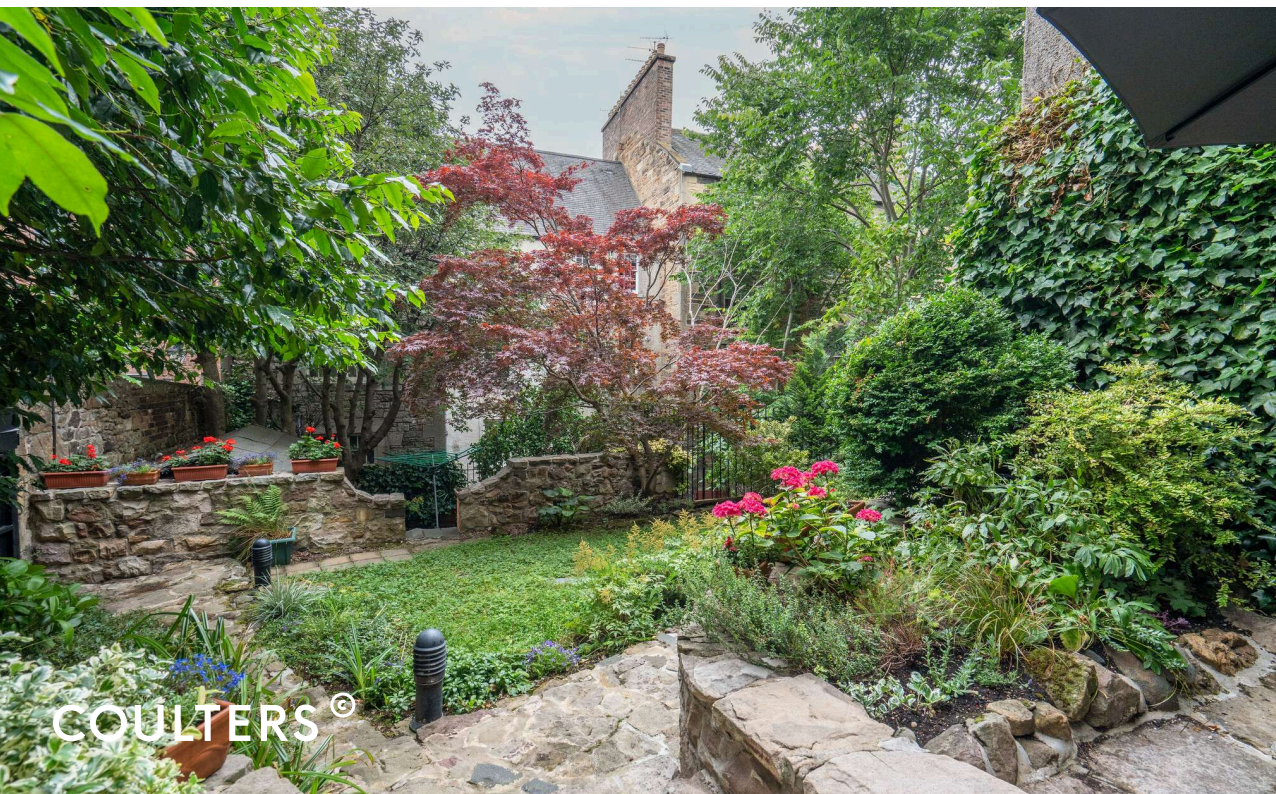
The Vennel is one of Edinburgh's most iconic and picturesque addresses, tucked away just above the Grassmarket in the heart of the Old Town. Forming part of Edinburgh's UNESCO World Heritage Site and designated Conservation Area, this historic setting is renowned for its cobbled closes, centuries-old architecture and immediate proximity to many of the city's most celebrated landmarks.

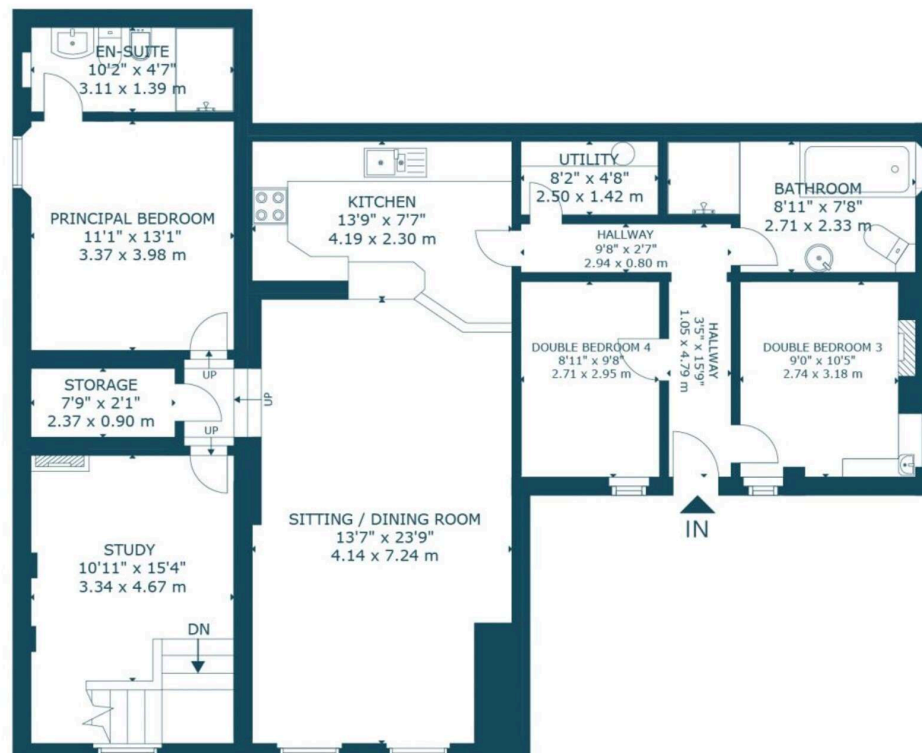
The Grassmarket offers an outstanding selection of independent cafés, restaurants, traditional pubs and boutique shops, while the Royal Mile, Victoria Street, Princes Street and George Street are all within easy walking distance. Edinburgh Castle, the National Museum of Scotland, The Usher Hall and the Festival Theatre are all close by, placing world-class culture and entertainment quite literally on the doorstep.

For outdoor space, Princes Street Gardens, The Meadows and Holyrood Park are all easily reached on foot. Waverley railway station is only a short walk away, providing excellent rail links throughout Scotland and the UK, while the nearby tram stop offers direct access to Edinburgh Airport.

EXTRAS

All curtains (excluding those in the sitting room), blinds, light fittings and integrated kitchen appliances are included in the sale price. Other items may be available via separate negotiation.

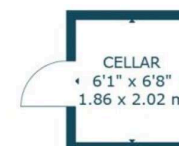




GROUND FLOOR



LOWER GROUND FLOOR



1 VENNEL, OLD TOWN, EDINBURGH, EH1 2HU
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,396 SQ FT / 130 SQ M
 CELLAR 41 SQ FT / 4 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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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.