



Solicitors & Estate Agents



Offers Over

£240,000

4/13 Tron Square

Old Town | Edinburgh | EH1 1RR

This bright and well-presented 4th floor (top) flat forms part of an attractive B-listed development in the heart of Edinburgh's world-famous Old Town, set around a communal garden square featuring an historic clock. An ideal first time buy, rental investment or city pied-a-terre.

-  1 Bedroom
-  1 Reception room
-  1 Bathroom
-  On-street permit parking
-  Shared garden
-  EPC rating – C
-  Council tax band - B



Description

The property is presented to a high standard with attractive décor and flooring throughout and is offered for sale in move-in condition. At the fourth floor the flat shares and entrance vestibule with one other property and the front door leads to a central hallway which has useful built-in storage space. The open plan reception room/kitchen features a corner bay window and offers ample space for living and dining furniture with the kitchen area fitted with a good range of shaker-style wall and base units. There is also a large walk-in shelved cupboard in the living area. There is a generous double bedroom with built-in wardrobes and a modern bathroom with white suite and electric instant over bath shower. Benefits on offer include timber sash and case double glazed windows and gas central heating along with access to a secure communal store and shared use clothes drying room.



Extras

All fitted floor coverings, window blinds and light fittings are to be included in the sale along with the wall mounted television, washing machine, fridge, oven and hob. Furniture can also be included by separate negotiation.

Parking

On-street permit parking is available via application.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

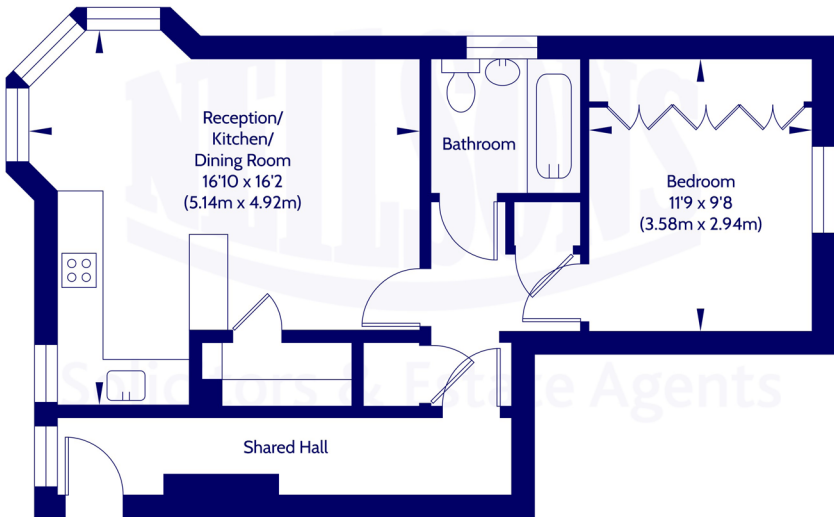
Tron Square enjoys a prime location in the heart of Edinburgh's historic Old Town, nestled between the Royal Mile and the Cowgate. The property is ideally positioned to take advantage of the capital's excellent selection of shops, restaurants, bars and cultural attractions, all within easy walking distance. The vibrant Royal Mile and Grassmarket offer an abundance of dining and entertainment options, while the renowned shopping destinations of Princes Street, George Street & The St James Quarter are also close by. Edinburgh University is within easy reach, along with some of the city's most iconic landmarks, including Edinburgh Castle, Holyrood Park, Salisbury Crag and Arthur's Seat, providing fantastic opportunities for outdoor recreation and scenic walks. The area is exceptionally well connected, with regular bus services offering convenient access throughout the city and Edinburgh Waverley Railway Station just a short walk away. Combining historic charm with outstanding amenities and excellent transport links, Tron Square offers an enviable city-centre location.





Approx. Gross Internal Floor Area 43 Sq M / 466 Sq Ft.

3rd Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2026 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills
- Powers of Attorney
- Executries

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

