

COULTERS©

51/2 ROSE STREET NORTH LANE

NEW TOWN, EDINBURGH, EH2 3DX

3 BED | 2 BATH | 1 PUBLIC





TAKE A LOOK INSIDE

Built in 1788 and situated in the heart of Edinburgh city centre, this bright and well-proportioned second-floor flat offers three double bedrooms and generous open-plan living space. Previously operated successfully as a rental property with an HMO licence in place until July 2027, the flat is now ready for its next chapter, offering flexibility for a range of prospective purchasers. The spacious south-facing open-plan sitting room, dining room and kitchen is flooded with natural light. Practical laminate flooring runs throughout, with ample space for a comfortable lounge area and a separate dining area. A fireplace provides an attractive focal point, while recessed shelving offers useful display and storage space.

KEY FEATURES

- Bright, well proportioned second floor flat in the heart of Edinburgh city centre.
- Three double bedrooms.
- A short walk from beautiful Princes Street Gardens
- Residents' permit holder parking.
- Superb location close to both Princes Street and George Street.
- An excellent array of shops, restaurants, cafes and bars close by.
- EPC Rating - C
- Council Tax Band - D







The kitchen is incorporated into the open-plan layout, creating a sociable and practical living space. White goods include an electric hob, oven, washing machine, fridge and freezer.
There are three bright double bedrooms, with bedroom one benefiting from fitted wardrobes.
The bathroom is fitted with a WC and wash hand basin, while a separate shower room, with a generous shower enclosure, provides additional convenience.

The property is ideally placed for the city's green spaces, including the historic New Town Gardens, Calton Hill and Princes Street Gardens at the foot of Edinburgh Castle. Residents' permit-holder parking is available within Controlled Parking Zone 1A.







THE LOCAL AREA

Rose Street is one of the most charming and characterful streets in Edinburgh, tucked neatly between the grand thoroughfares of Princes Street and George Street in the city's New Town district. Unlike its wider, more formal neighbours, Rose Street is a narrow, pedestrian-friendly lane known for its lively, intimate atmosphere. Lined with traditional pubs, independent shops, cafes, and restaurants, the street has long been a social hub for both locals and visitors. Many of its pubs have a distinctly Scottish character, offering local ales and whiskies, while street performers and outdoor seating areas often add to its vibrant feel, especially during the warmer months and festival season. Architecturally, Rose Street reflects the Georgian elegance typical of Edinburgh's New Town, with stone buildings that give the street a timeless, historic charm. Despite its central location, it feels more relaxed and less hurried than the surrounding main roads, making it a popular place to stroll, dine, or enjoy a quiet drink. Overall, Rose Street captures a more intimate side of Edinburgh- where history, hospitality, and everyday city life come together in a uniquely welcoming setting.

EXTRAS

All fitted carpets and floor coverings, light fittings and kitchen appliances are included in the sale. The furniture is available by separate negotiation if desired.

HOME REPORT VALUATION: £325,000

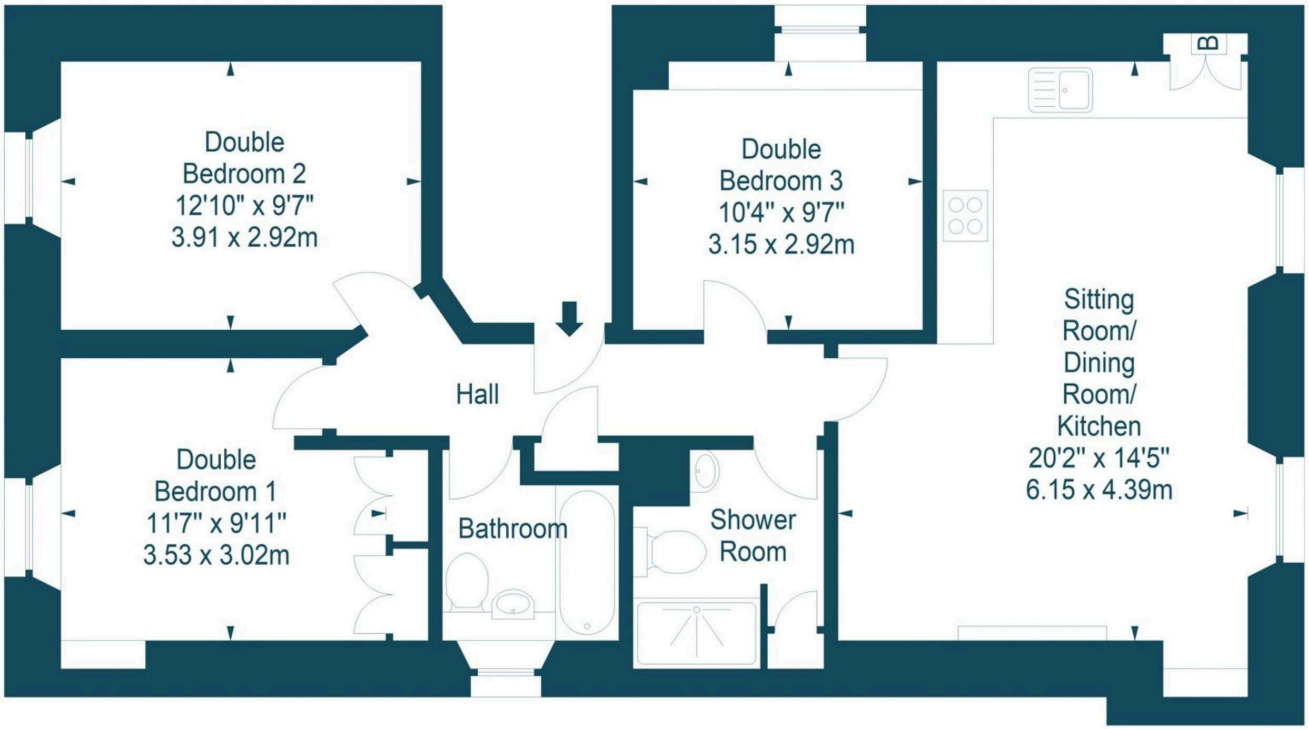


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Rose Street North Lane,
Edinburgh,
Midlothian, EH2 3DX

SquareFoot

Approx. Gross Internal Area
815 Sq Ft - 75.71 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Second Floor

GET IN TOUCH

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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.