

# 15/4 York Place, New Town, Edinburgh, EH1 3EB

*Impressive one-bedroom first-floor apartment in the heart of Edinburgh's New Town*

URQUHARTS
EDINBURGH







## DESCRIPTION

15/4 York Place is an immaculately presented and generously proportioned one-bedroom first-floor apartment, forming part of an A-listed traditional tenement in the heart of Edinburgh's prestigious New Town Conservation Area. Ideally positioned within easy walking distance of the city centre, and with excellent public transport links on the doorstep, the property offers an exceptional opportunity to enjoy stylish city-centre living. Beautifully renovated by Square & Crescent to an exceptional standard, the apartment combines elegant period character with a high-quality contemporary specification throughout.

The accommodation comprises a welcoming entrance hallway; a generously sized living and dining room with twin windows overlooking York Place and ample space for entertaining; a stylish Kitchens International kitchen featuring a range of wall and base units, quartz worktops and integrated Siemens appliances; a spacious double bedroom quietly positioned to the rear benefitting from bespoke built-in wardrobes together with a useful mezzanine storage area; and a contemporary shower room with quality Duravit fittings and additional overhead storage.

## ACCOMMODATION

Entrance hall. Living room / dining room. Kitchen. Double bedroom. Shower room.

Gas central heating. Traditional sash and case windows. Secure video entry system. Residents' permit parking and pay-and-display on-street parking are available nearby. Residents also have access to the private Queen Street Gardens for a small annual fee.

The building is factored by James Gibb, with an approximate monthly factoring fee of £130, including common buildings insurance.

## LOCATION

York Place enjoys an enviable position within Edinburgh's highly sought-after New Town Conservation Area, offering the convenience and vibrancy of city-centre living while being within easy reach of some of the capital's most desirable neighbourhoods. Princes Street, George Street, Leith Walk and the West End are all within comfortable walking distance, with an excellent selection of independent shops, cafés, bars and restaurants nearby. The St James Quarter is just moments away and provides an extensive range of high-street and designer retailers, restaurants and leisure facilities. Everyday shopping is also well catered for, with Tesco and Lidl at Canonmills, Waitrose at Comely Bank and Craigleith Retail Park all easily accessible. For outdoor recreation, the picturesque Water of Leith Walkway, Royal Botanic Garden Edinburgh,



Inverleith Park and Calton Hill are all within easy reach. Drummond Tennis Club and Glenogle Swim Centre provide further sporting and leisure opportunities. The apartment is also ideally placed for Edinburgh's cultural and entertainment attractions, including the Omni Centre, Edinburgh Playhouse and National Galleries of Scotland. The ever-popular neighbourhood of Stockbridge is within easy reach and is renowned for its independent boutiques, galleries, delis, cafés, bistros and restaurants. Excellent transport connections are available throughout the city and beyond, with local bus services and Edinburgh Trams close at hand. Waverley railway station and Edinburgh Bus Station are both within comfortable walking distance, while Haymarket railway station is readily accessible by tram. For travel further afield, Edinburgh City Bypass provides convenient connections to the wider motorway network, Edinburgh Airport and the Queensferry Crossing.

## INCLUDED IN SALE

All fitted floor coverings, light fittings, blinds, together with the integrated kitchen appliances are included in the sale.

## PRICE AND VIEWING

For price and viewing arrangements, please contact Urquharts on 0131 556 2896.

## HOME REPORT

The Home Report is available via www.espc.com or by contacting Urquharts Property on 0131 556 2896 or property@urquharts.co.uk.

All interested parties are advised to review the Home Report prior to viewing the property.

Council Tax Band: **E**
Energy Rating: **C**
Tenure Freehold





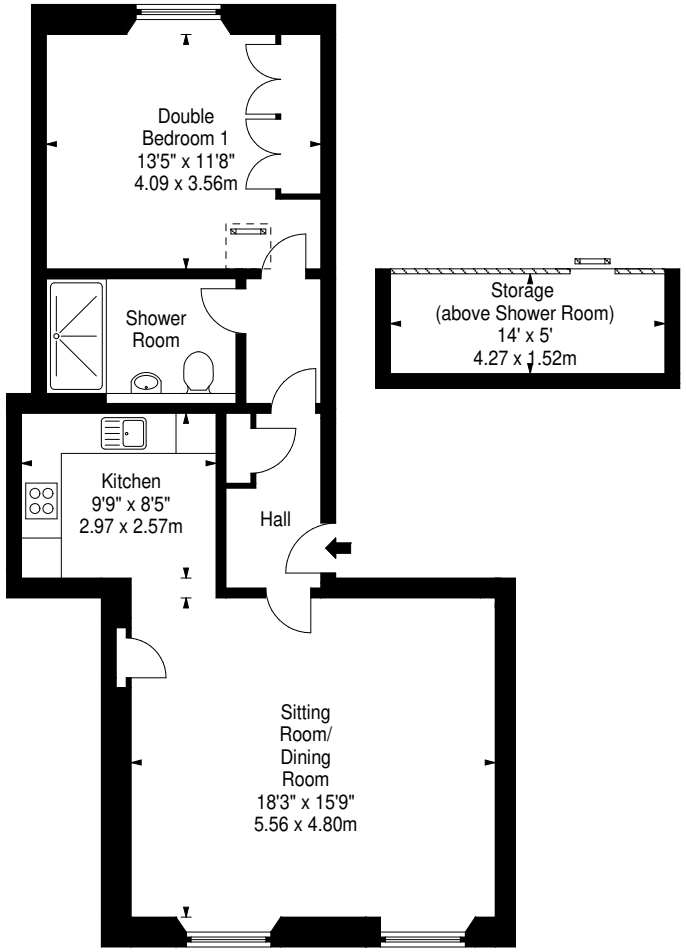




**York Place,**
**Edinburgh, EH1 3EB**

SquareFoot

Approx. Gross Internal Area
768 Sq Ft - 71.35 Sq M
For identification only. Not to scale.
© SquareFoot 2026




First Floor





## NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.
2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.
3. All measurements are approximate and any plans are for guidance only and are not guaranteed.
4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.
5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.
6. These particulars are not intended to nor will they form part of any contract.
7. A Home Report is available upon request from Urquharts Property – please email property@ urquharts.co.uk.

Urquharts | Property and Law | 16 Heriot Row, Edinburgh EH3 6HR | Telephone 0131 556 2896 | Email enquiries@urquharts.co.uk | Fax 0131 556 0046

www.urquharts.co.uk

espc