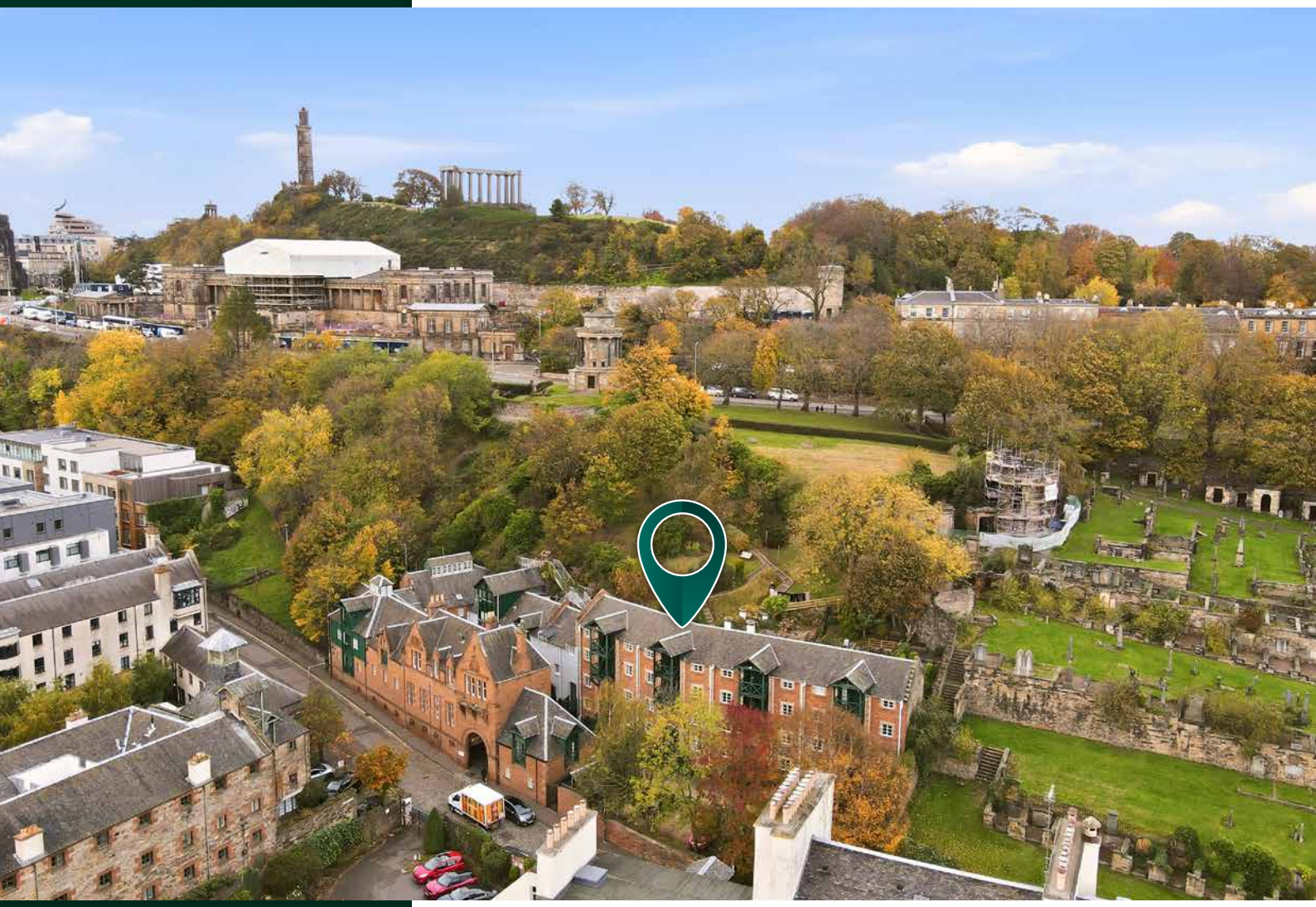
McEwan Fraser Legal
Solicitors & Estate Agents

10 Nether Craigwell

OLD TOWN, EDINBURGH, EH8 8DR



A rare four-storey townhouse in Edinburgh's historic Old Town, offering versatile accommodation, two private balconies and direct access to spectacular communal gardens with panoramic views towards Arthur's Seat



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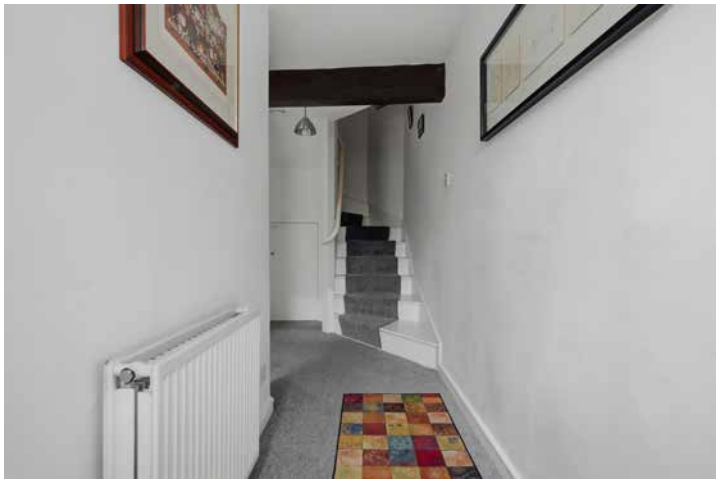
McEwan Fraser Legal is delighted to present this rarely available two-bedroom mid-terraced townhouse on Nether Craigwell, an exceptional residential setting in the heart of Edinburgh's historic Old Town. Arranged over four floors, the property offers bright, versatile accommodation, two private balconies, and direct access to extensive communal gardens that enjoy spectacular panoramic views across the Old Town towards Arthur's Seat and Salisbury Crags. Combining the convenience of city centre living with a remarkably peaceful setting, this distinctive home sits in one of Edinburgh's most historic and desirable locations.

BEDROOM 2 & SHOWER ROOM





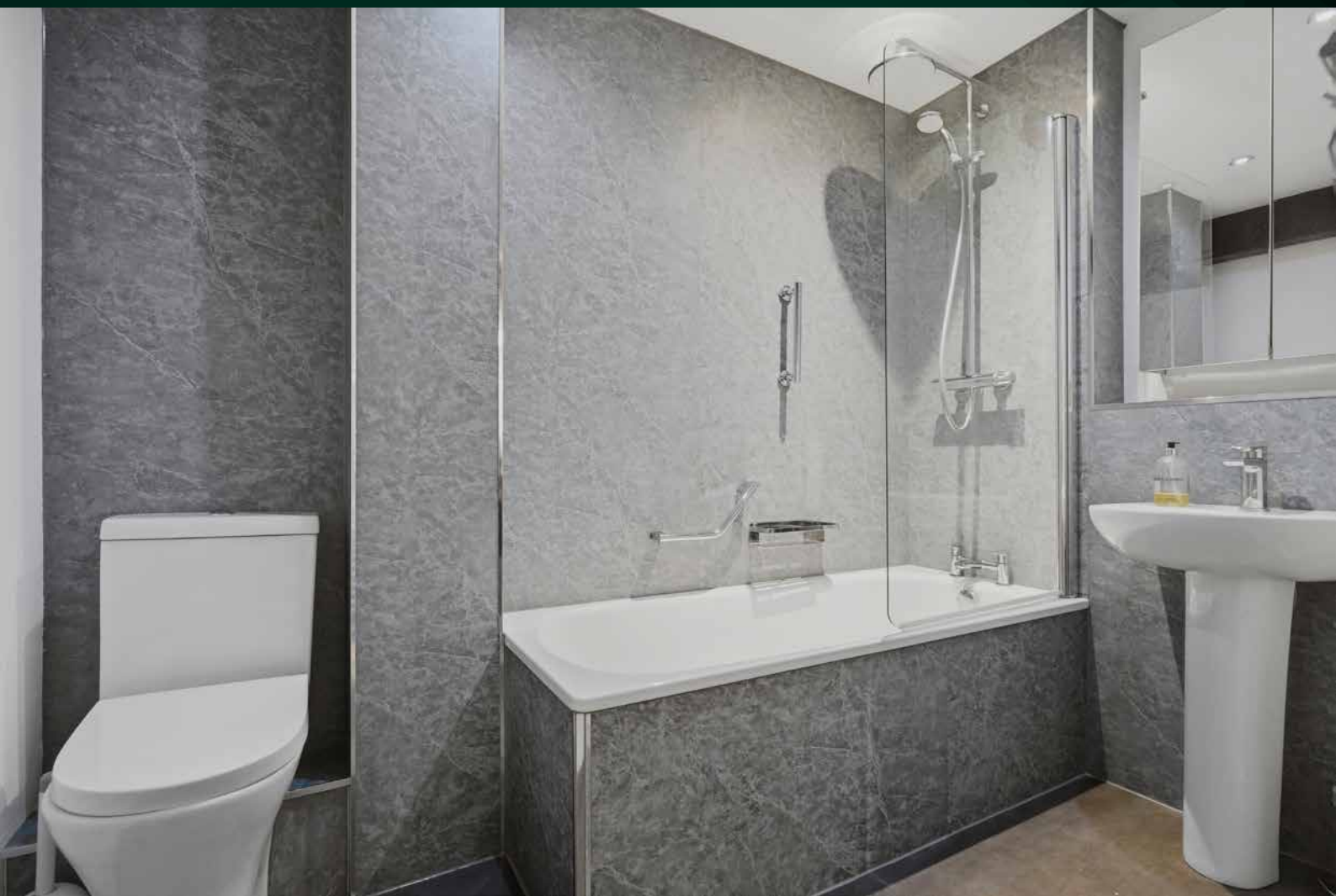
The accommodation begins on the ground floor with a welcoming entrance hallway providing access to a bright double bedroom. Finished in neutral tones, this comfortable room offers excellent flexibility as a guest bedroom or additional living space. Also on this level is a contemporary shower room, fitted with a modern suite and finished to a good standard.



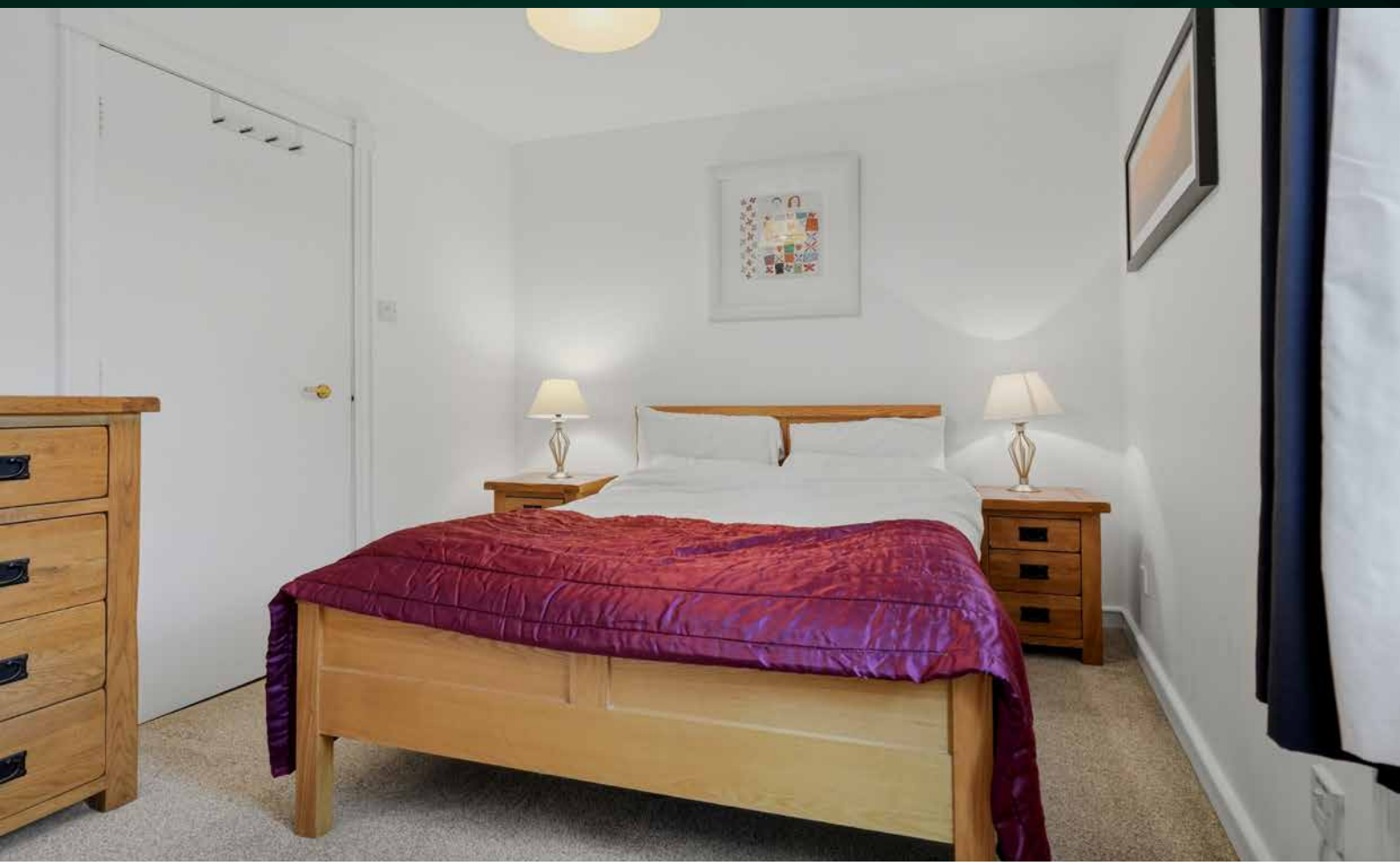


The first floor is dedicated to the principal bedroom accommodation. The generous main bedroom benefits from two walk-in wardrobes, providing an exceptional amount of storage rarely found in a city centre property. A separate family bathroom features a white three-piece suite with a mains-powered shower over the bath.

THE BATHROOM

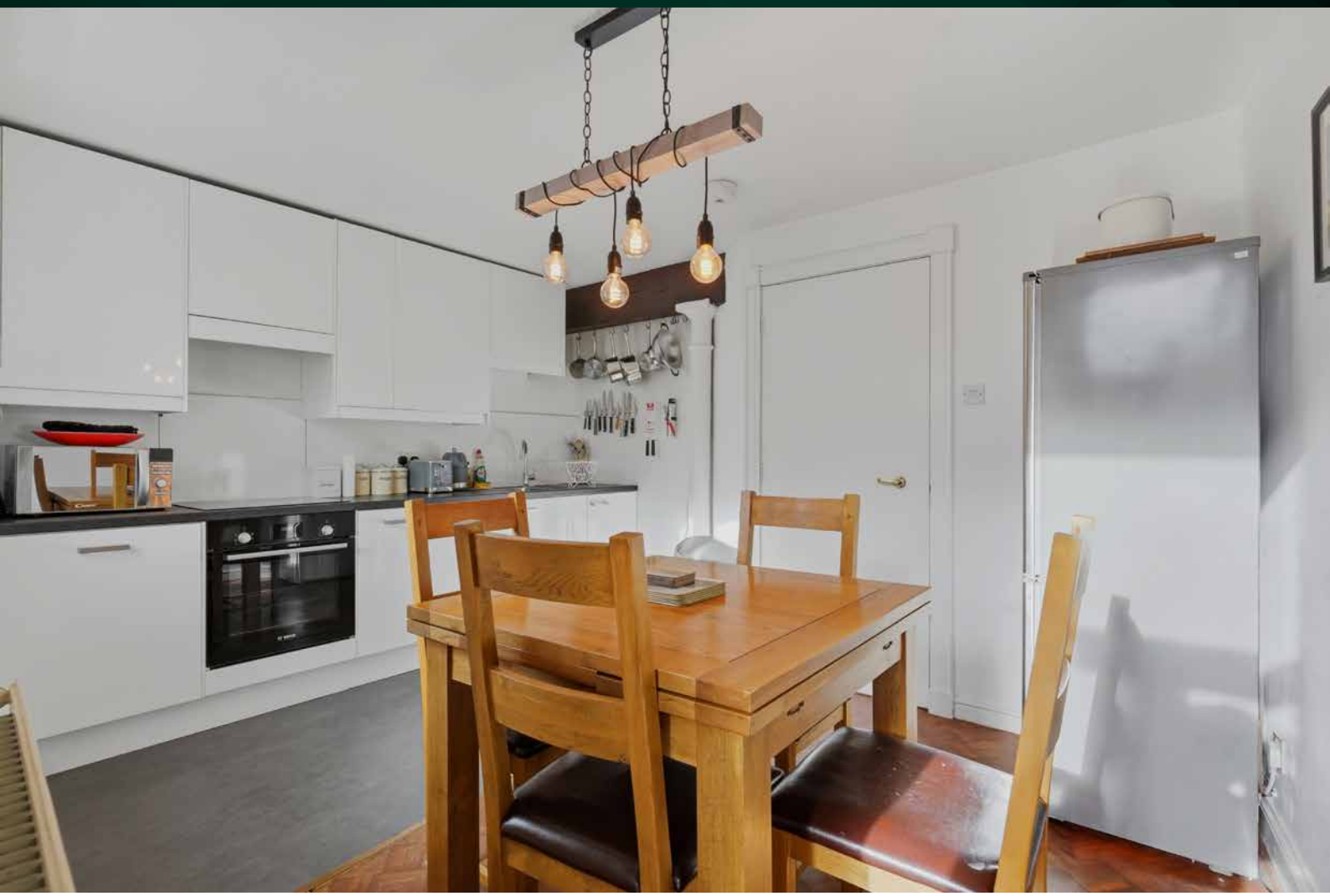


BEDROOM 1





THE KITCHEN



The second floor provides an excellent combination of practical and flexible living space. A dedicated home office offers a quiet environment for working from home, while the adjoining breakfasting kitchen features a generous range of modern white gloss base and wall-mounted units, complemented by a mix of integrated and freestanding appliances. Ample space for informal dining, plus a small private balcony, provides an attractive outdoor extension to the room.





THE OFFICE





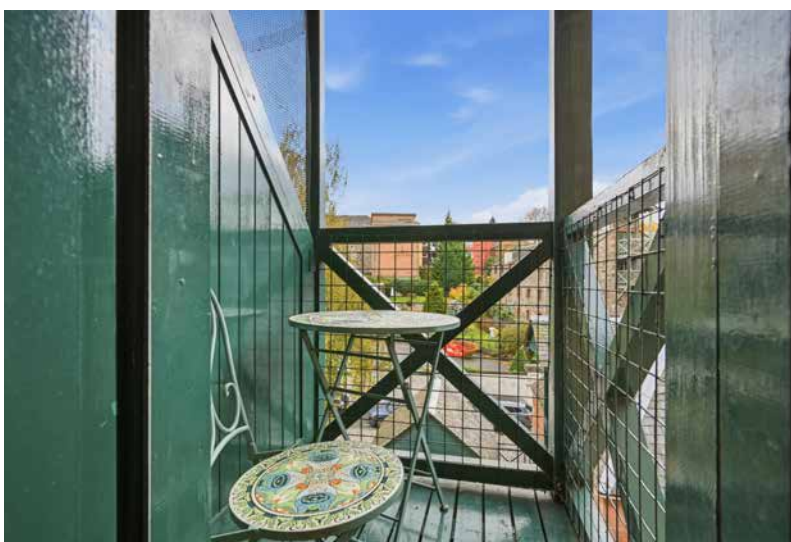
The property's generous third-floor living room is particularly appealing, benefiting from excellent natural light and neutral decoration. Its proportions allow for a variety of furniture arrangements, creating a comfortable setting for both everyday living and entertaining. A further private balcony provides an opportunity to enjoy the surrounding outlook, while direct access from this level leads to the property's extensive communal gardens.

Further benefits include gas central heating, ensuring comfort and practicality year-round.

THE LIVING ROOM



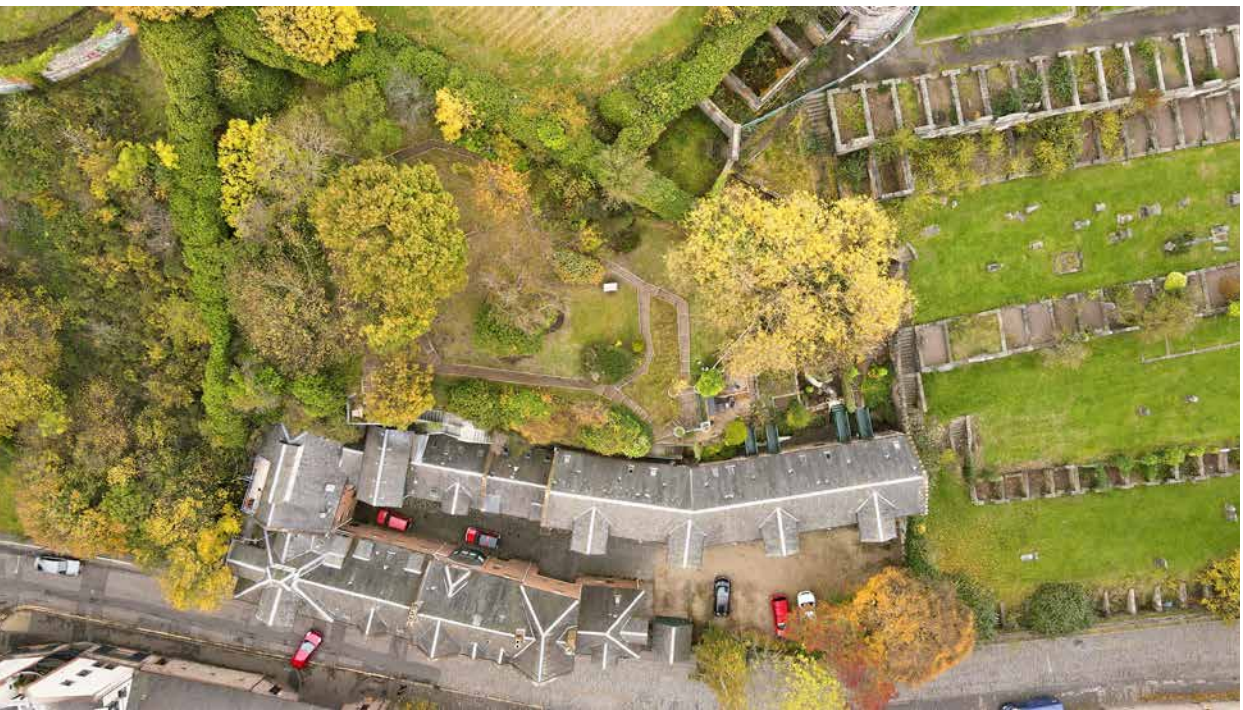




The property benefits from an allocated parking space in the car park. The gardens are undoubtedly one of the property's outstanding features. Beautifully positioned above the surrounding streets, these substantial shared grounds provide a peaceful, secluded outdoor retreat in the heart of the city. With established planting, generous areas of greenery, and magnificent panoramic views across Edinburgh's historic skyline towards Arthur's Seat and Salisbury Crags, they offer an extraordinary setting to relax or entertain. The combination of such extensive outdoor space and a central Old Town address is particularly unusual.

EXTERNALS & VIEWS











This is a rare opportunity to acquire an attractive, versatile townhouse in Edinburgh's historic centre, offering the space and flexibility of a traditional family home alongside exceptional communal gardens, private balconies, and some of the city's most memorable views.

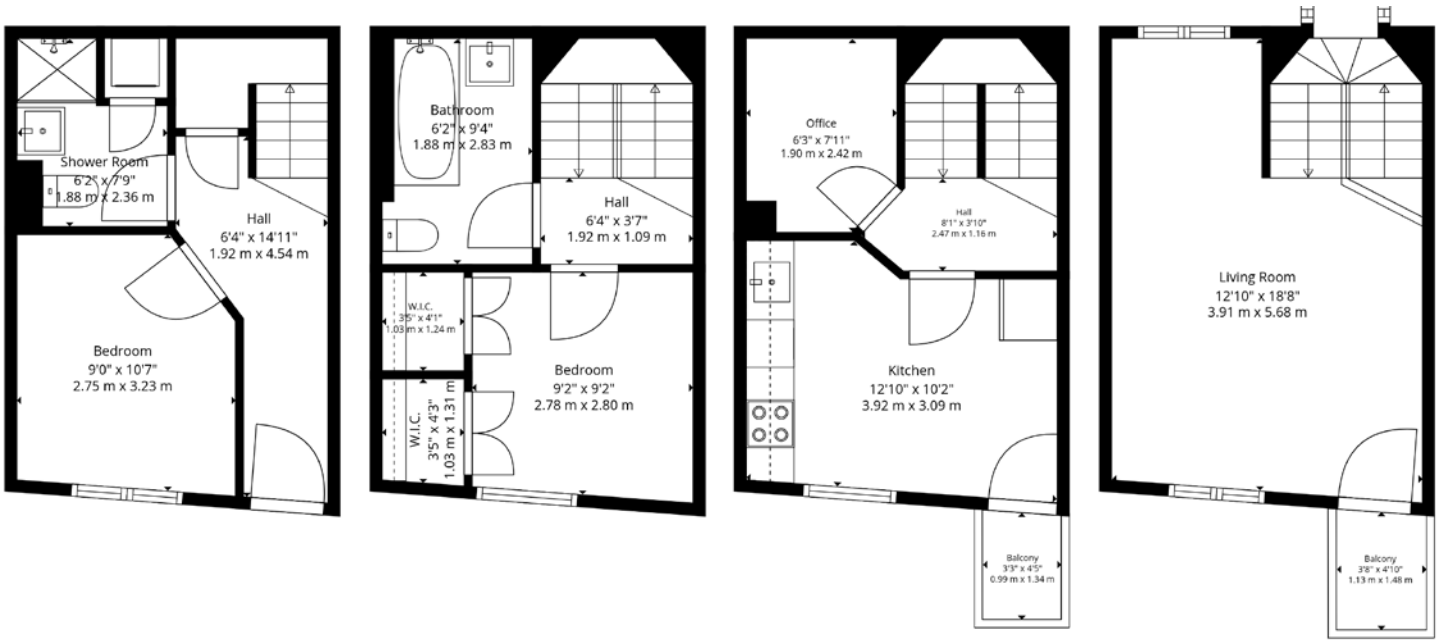








FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m^2): 92m^2 | EPC Rating: D



THE LOCATION

Nether Craigwell enjoys a prime position just off Calton Road, moments from the Royal Mile, the Scottish Parliament and the Palace of Holyroodhouse. Set within Edinburgh's historic Old Town, it combines period character with excellent amenities and easy access to the city centre. Waverley Station, Princes Street, St James Quarter and the Omni Centre are all within walking distance.







The Old Town is renowned for its rich history, cultural attractions and distinctive atmosphere. Independent shops, cafés, bars and restaurants sit among atmospheric closes and cobbled streets, while nearby Calton Hill offers superb panoramic views across the city. A short walk leads to Holyroodhouse, the Scottish Parliament and Holyrood Park, where residents can enjoy walking, cycling and access to Arthur's Seat.

The Royal Mile is home to many of Edinburgh's most celebrated landmarks, including the Scottish Storytelling Centre, John Knox House, St Giles' Cathedral and Edinburgh Castle. The area also benefits from a vibrant mix of traditional pubs, acclaimed restaurants, theatres, galleries and museums, with an international festival atmosphere throughout the summer.

Despite its central location, residents enjoy easy access to green spaces, including Holyrood Park and the peaceful gardens of Dunbar's Close. Excellent public transport links, including regular bus services and nearby trams to Edinburgh Airport and Leith, further enhance the area's appeal, making Nether Craigwell an exceptional base from which to enjoy everything the capital has to offer.







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