NEILSONS

Solicitors & Estate Agents



Offers Over

£240,000

135/4 Rose Street

New Town | Edinburgh | EH2 4LS

This two bedroom second floor flat forms part of a B listed building within the New Town Conservation Area. The property offers a city centre base with the convenience of shops, restaurants and transport links on the doorstep, making it an appealing option for buyers seeking to enjoy all that central Edinburgh has to offer.

- 1 public room
- 2 bedrooms
- 1 bathroom
- Permit/meter parking
- EPC rating – C
- Council tax band - C



Description

A welcoming hallway leads to the bright lounge, where a decorative fireplace provides a focal point. The fitted kitchen offers a range of wall and base units, complemented by co-ordinated worktops and tiled splashbacks. There are two double bedrooms, and a fully tiled shower room is fitted with a white suite and heated towel rail. The property further benefits from gas central heating, working shutters and a secure entryphone system.





Extras

Included in the sale will be the gas hob and electric oven, fridge/freezer, washing machine, tumble dryer, dishwasher, sofa and wardrobes in bedroom two.

Parking

There is permit/meter parking in the surrounding streets.

Viewing

By appointment through Neilsons (0131 625 2222).







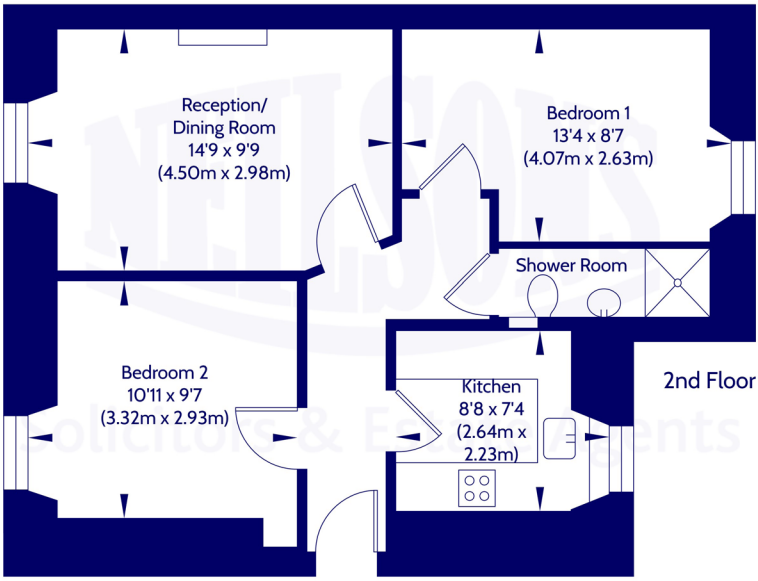


Location

Rose Street enjoys a central setting in Edinburgh's historic New Town, ideally placed for city centre living. Situated between Princes Street and George Street, this characterful street offers a varied choice of shops, cafes, restaurants and traditional bars, with further shopping and dining options in the surrounding streets. The nearby Princes Street Gardens provide an attractive green space in which to relax, while the Scottish National Gallery on The Mound adds to the area's cultural appeal. Bus and tram services along Princes Street and rail connections from Waverley & Haymarket station offer convenient options for travel across the city and further afield. Combining historic surroundings with a wealth of amenities close at hand, the location is well suited to those seeking to enjoy the capital's vibrant city centre.



Approx. Gross Internal Floor Area 46 Sq M / 498 Sq Ft.



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.

NEILSONS

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

Winner Scottish Legal Awards 2025 | 2024 | 2023 | 2022 | 2021 | 2020

The Negotiator Awards 2017 Regional Agency of the Year Scotland Gold

The Negotiator Awards 2018 Regional Agency of the Year Scotland Gold

Gold The Negotiator Awards 2019 Regional - Scotland of the Year