Peterkin & Kidd

Solicitors and Estate Agents

332/4
LAWNMARKET
EDINBURGH, EH1 2PH



OFFERS OVER £168,000

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Situated in the historic Lawnmarket and forming part of a listed stone tenement with stepped gable exterior, this traditional top floor flat is now in need of refurbishment throughout.

Accessed via a gated close, the winding stone and part external staircase to the rear, leads to this fourth floor flat.

On entering, there is a hallway with a cupboard housing the electricity meter.

An archway leads to the inner hall and the kitchen with a dining area. The kitchen has a sash and case window and is fitted with wall and base units, a built-in louvre door cupboard, twin circular sinks and a washing machine which is included in the sale but is not warranted.

The front-facing living room has twin sash and case windows with views to the Lawnmarket, space for freestanding furniture, a shelved bookcase and a door to the inner hall.

There is a double bedroom to the rear with space for freestanding furniture and a louvre door wardrobe with additional overhead storage.

The part-tiled, shower room completes the accommodation and is fitted with a wash hand basin, WC and shower with curtain and rail and twin sash and case windows to the rear.

ACCOMMODATION

Hall
Living room
Fitted kitchen / diner
Double bedroom
Shower room

Electric heating, sash and case windows

EXTRAS

The washing machine is included in the sale.

VIEWING

By appointment with Property Department, Linlithgow on 01506 840000.
WHAT3WORDS
laptop.cove.glad









SITUATION

Situated in the midst of Edinburgh's Old Town, a World Heritage Site and in the conservation area, the Lawnmarket is centrally located. It forms part of the Royal Mile, a hub of activity with numerous bars, restaurants, bistros, cafés, and independent shops available.

The Palace of Holyrood, Edinburgh Castle, St. Giles Cathedral, the Grassmarket and the Scottish Parliament are all within a short radius.

For those keen on the outdoors, Calton Hill, Princes Street Gardens and Holyrood Park with Arthur's Seat are also close by.

Waverley Train Station which provides rail access between Edinburgh and Glasgow is just a short walk away, with Waterloo Place providing quick access to the City Bypass.

OTHER

COUNCIL TAX BAND: C

The above particulars are believed to be correct but are not warranted and will not form part of any contract of sale. The property is sold as seen.



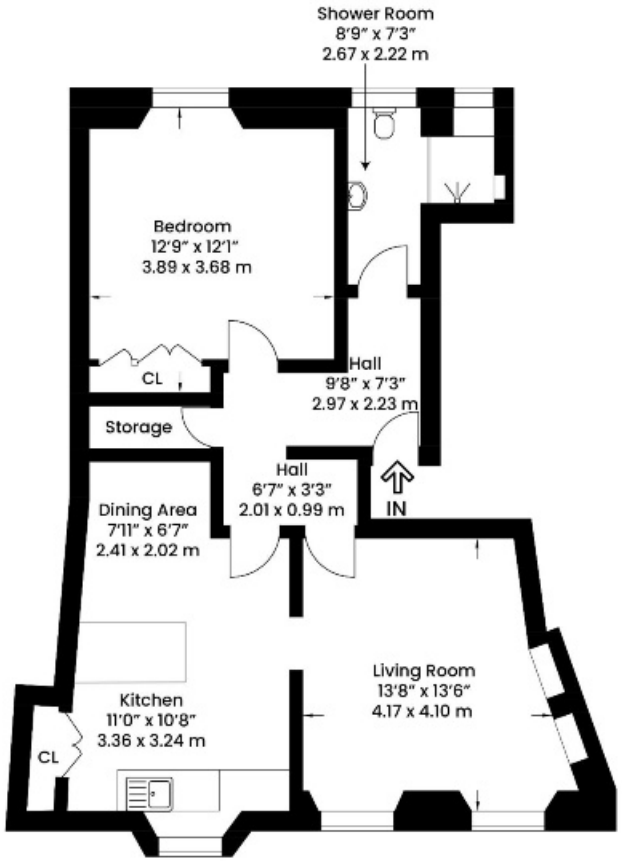




WE CAN HELP

We offer a friendly and professional service to assist you through a successful sale and can provide you with quotes for estate agency and conveyancing in addition to arranging your Home Report for you at competitive rates.

EPC:F



vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
vistaBee 2026

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We can open doors for you

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