



## 451/14 Lawnmarket, Old Town, Edinburgh, EH1 2NX

Spacious, Traditional, Two-Bedroom, Fourth-Floor Flat.

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# Property Description

Spacious and beautifully presented, two-bedroom, fourth-floor flat, forming part of an impressive, traditional, stone-built tenement, enjoying an exceptional location, overlooking 'the Castle top end' of the Royal Mile, in the heart of Edinburgh's Old Town World Heritage Site.

Comprises an entrance hall, a living room/bedroom, a dining/kitchen, a further double bedroom and a bathroom.

Southerly facing, and in move-in condition, this property represents a lucrative rental opportunity, a holiday let, or a desirable city centre home. Highlights include a modern integrated kitchen, continuous, varnished, original hardwood flooring, generous room sizes, and shared attic space.

Offering a flexible one or two-bedroom layout, there is also a walk-in hall store, gas central heating, secondary glazed, recessed windows, and a double-glazed kitchen window. There are superb skyline views, including Arthur's Seat and St Giles Cathedral to the front, and Fife to the rear, a secure entry system, and interlinked smoke alarms.

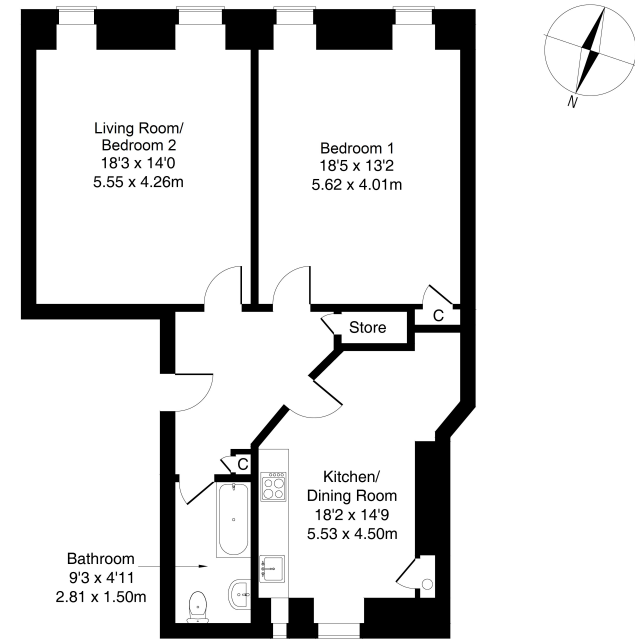
The main entrance is accessed from Wardrop's Close, via a large, historic courtyard, which is home to the Writer's Museum, and offers access at the northwest corner to The Mound and Princes Street Gardens. A welcoming reception hall, with a built-in cupboard and a walk-in store, gives access throughout the property. To the front is a spacious lounge, offering a potential two-bedroom layout, with ample space for freestanding storage and lounge furniture. To the rear is the kitchen, currently configured with a utility, living and dining area. Modern fitted units are complemented by a wood-effect worktop, a tiled surround and a sink with a drainer, whilst appliances include an integrated washing machine, a dishwasher, a fridge/freezer, an oven and a gas hob with a canopy above.

The bright double bedroom is set to the front, generous in proportion and features a built-in cupboard and a central light fitting. Completing the accommodation, a stylish bathroom is finished with a contemporary suite, including a mains shower mixer over the original, enamel bath and tiled splash walls.



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Approximate Gross Internal Area: (872 sq ft - 81 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

## Area Description

Edinburgh's Old Town, a World Heritage Site, is a vibrant and central location, with a rich variety of amenities, facilities and attractions of Edinburgh's city centre just a few hundred yards away, with the iconic Edinburgh Castle, St. Giles Cathedral, the Grassmarket, the Scottish Parliament, Holyrood Park, and Arthur's Seat all within a short radius. The Royal Mile itself is a bustling thoroughfare with

numerous bars, restaurants, bistros, cafés, and speciality shopping on offer. Princes Street and George Street offer all the major shopping expected of a major city and is easily accessible on foot, as are the central travel hubs of Waverley Railway Station, St Andrew's Square, and York Place for onward travel.









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0345 646 0208

[sales@mov8realestate.com](mailto:sales@mov8realestate.com)

[www.mov8.com](http://www.mov8.com)

### Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

### Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



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