



## 15/3, Tron Square, Old Town, Edinburgh, EH1 1RT

Rarely Available, Light and Beautifully Presented, Two-Bedroom, First-Floor Flat

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# Property Description

Rarely available, light and beautifully presented, two-bedroom, first-floor flat, distinctive B-listed housing development dating back to 1899. Set around a peaceful courtyard, accessed from one of Edinburgh's famous Royal Mile vennels, located in the heart of Edinburgh's Old Town World Heritage Site.

Comprises an entrance hallway, living/dining room, kitchen, two double bedrooms and bathroom.

This exceptional location would make a lucrative buy-to-let/holiday-let, as well as a perfect pied-à-terre for the city centre. Highlights include a modern fitted kitchen and bathroom, gas central heating, sash and case windows and tall ceilings.

In addition, there is varnished wood flooring and internal doors, multiple TV points, and a feature fireplace for the lounge. Exceptional storage is provided by two walk-in store rooms (including one with a window offering a potential study) and a separate utility cupboard.

This main door property is accessed via a shared patio terrace, with a courtyard to the front, and superb links throughout the city from this central Royal Mile location.

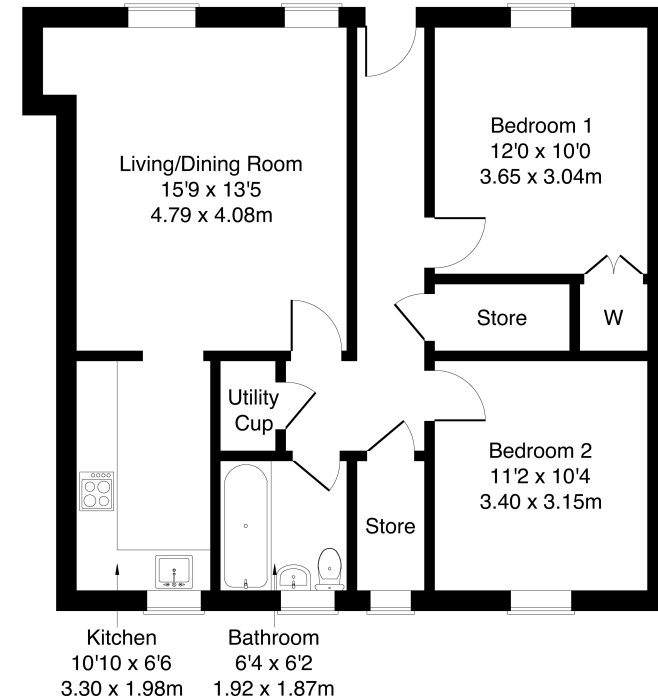
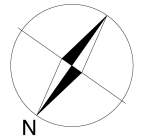
A welcoming entrance hall provides access to all rooms within the property and benefits from two generous storage cupboards, as well as a separate utility cupboard, offering excellent additional space for household essentials. The spacious living and dining area features attractive wooden flooring, a fireplace, and a central light fitting, creating a bright and comfortable setting ideal for everyday living and entertaining. The modern fitted kitchen is equipped with stone-effect flooring and worktops, a tiled splashback surround, and a stainless steel sink with drainer. Integrated appliances include a dishwasher, oven, and a gas hob with a canopy-style extractor above, ensuring a practical and well-designed cooking space.

Two well-proportioned bedrooms are finished with varnished wooden flooring and light, neutral décor, providing versatile spaces for use as sleeping accommodation, a home office, or guest rooms. Completing the property, the stylish three-piece bathroom features a tiled splashback surround, a shower over the bath, recessed spotlighting, and a modern ladder-style radiator. Additionally, the property benefits from access to an external drying cupboard located within the stairwell, providing convenient extra storage and laundry space.



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Approximate Gross Internal Area: (764 sq ft - 71 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 designated World Heritage Site, offers a vibrant and historic setting in the very heart of the city. Just moments from the city centre, residents enjoy immediate access to a wealth of cultural landmarks, including Edinburgh Castle, St Giles' Cathedral, the Grassmarket, the Scottish Parliament, Holyrood Park, and Arthur's Seat. The Royal Mile serves as the Old Town's bustling spine, lined with an array of traditional

pubs, restaurants, cafés, bistros, and unique independent shops. For more extensive retail options, Princes Street and George Street are within easy walking distance, offering a wide range of high-street and designer stores. Excellent transport links are also close at hand, with Waverley Station, St Andrew Square, and York Place all nearby, providing convenient connections across the city and beyond.









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