



**Thorntons**   
The right way to move

4/2 Upper Bow,  
Old Town,

Edinburgh, EH1 2JN





## Summary

This traditional ground-floor studio flat forms part of a stunning C-listed building, which was built in the late Victorian era and has 17th-century Scottish revival styling. Furthermore, the one-bedroom property has a truly enviable position in Edinburgh's prestigious Old Town. It is set beside the Royal Mile in easy reach of the iconic castle, St Giles' Cathedral, and all the city centre has to offer, from the cultural attractions, to the excellent shopping facilities. With its highly sought-after setting in the heart of the capital, the flat is perfect for a wide variety of buyers, including city professionals and investors. It is also neutrally decorated to provide a blank canvas, making it easy to add your own style.

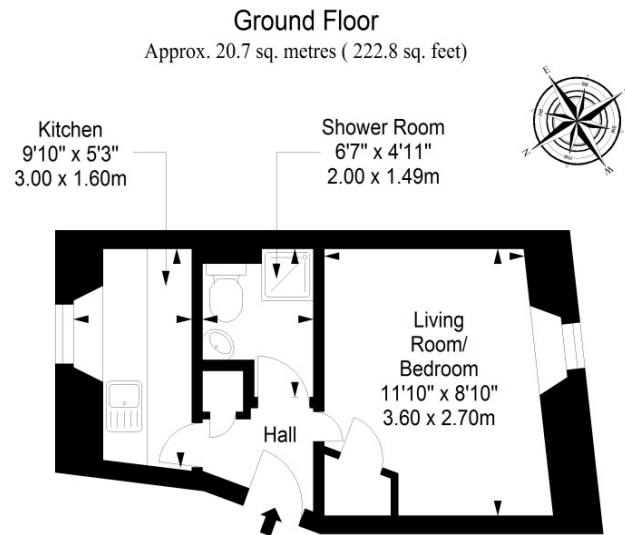
Extras: to be sold as seen.

## Features

- A ground-floor studio flat
- Part of a C-listed building (1884-6)
- In the Old Town conservation area
- Light neutral interiors throughout
- Entrance hall with storage
- Good-size living room/bedroom
- Well-appointed kitchen
- Three-piece shower room
- Controlled permit parking (Zone 4)
- Traditional sash windows
- Electric heating



# Floorplan



Total area: approx. 20.7 sq. metres ( 222.8 sq. feet)

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## Our Branches

### ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA  
01333 310481  
anstrutherea@thorntons-law.co.uk

### DUNDEE

Whitehall House, 33 Yeaman Shore  
Dundee DD1 4BJ  
01382 200099  
dundeeya@thorntons-law.co.uk

### ARBROATH

165 High Street, Arbroath, DD1 1DR  
01241 876633  
arbroathea@thorntons-law.co.uk

### FORFAR

53 East High Street, Forfar, DD8 2EL  
01307 466886  
forfarea@thorntons-law.co.uk

### BONNYRIGG

3-7 High Street, Bonnyrigg, EH19 2DA  
0131 663 7135  
bonnyriggea@thorntons-law.co.uk

### MONTROSE

55 High Street, Montrose, DD10 8LR  
01674 673444  
montroseea@thorntons-law.co.uk

### EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket  
Terrace, Edinburgh, EH12 5HD  
0131 297 5980  
edinburghea@thorntons-law.co.uk

### PERTH

7 Whitefriars Crescent, Perth, PH2 0PA  
01738 443456  
perthea@thorntons-law.co.uk

### CUPAR

49 Bonnygate, Cupar, KY15 4BY  
01334 656564  
cuparea@thorntons-law.co.uk

### ST ANDREWS

17-21 Bell Street, St Andrews, KY16 9UR  
01334 474200  
standrewsea@thorntons-law.co.uk

While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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