





Flat 20, Royal Mile Mansions

Located just off the Royal Mile in the heart of Edinburgh's Historic Old Town conservation area, this category A-listed, two-bedroom, second-floor flat in the prestigious Royal Mile Mansions enjoys a prime location adored by locals and tourists alike. With a range of enviable restaurants and bars on the doorstep, the flat is replete with stunning period features, has permit parking available, and would make an ideal home for a young professional, or as a buy-to-let opportunity.



Reached by a secure communal entrance and a lift or stairs to the second floor, you enter into a spacious hallway, neutrally decorated and appealing with ample storage supplied by three built-in storage cupboards. Straight ahead, the living room has the wow-factor upon entry, and features a high ceiling and a striking east-facing arch window with views down onto the period charms of bustling North Bridge. Bookshelves provide storage and enhance the ambience of the space, which has been decorated neutrally in soft tones with a plush carpet. The proportions give plenty of flexibility for different furniture configurations to suit individual tastes and requirements, and the space retains much of the original charm of the building whilst being lovingly restored. Well-laid out, the living room leads seamlessly through, up steps to a dining kitchen which is flooded with light, and features appealing views out onto North Bridge. There is a sweep of wood-toned wall and base cabinets which provide plenty of storage, ample workspace, splashback tiling, and an integrated oven, a hob, a separate grill and a washing machine.



As you come back out into the hall, there is double bedroom to the left, which is east-facing for pleasing morning light, with useful built-in storage and plenty of room for other furniture. To the right, there is a further double bedroom with trio of west-facing windows. Both bedrooms are neutrally decorated in tranquil hues, and high ceilings continue throughout further adding to the sense of space. Completing the accommodation, there is a modern bathroom which has storage, a WC-suite, and a bath with an overhead shower. Electric heating ensures year-round comfort and efficiency and the flat retains its original sash-and-case windows.

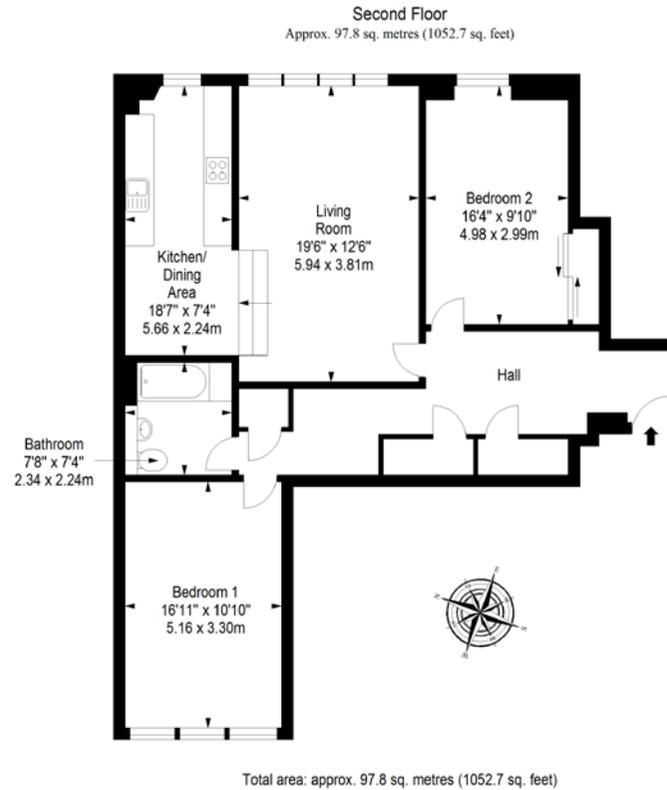
Outside, in the vicinity there is residents' permit parking (Zone 3) and metered parking, and the property is a stone's throw from the Royal Mile and Waverley station. Nearby green space can be found a short walk away at the Meadows. EPC Rating - E.

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances and washing machine to be included in the sale.



Features

- Historic A-listed Royal Mile Mansions
- Stunning second-floor flat
- Wealth of period features
- City centre location
- Secure shared stairwell and lift
- Entrance hall with excellent storage
- Spacious living/dining room
- Modern dining kitchen
- Two double bedrooms (1 with storage)
- Modern three-piece bathroom
- Zone 3 permit parking
- Electric heating
- Original sash-and-case windows



Old Town, Edinburgh

Characterised by its narrow closes and winding medieval streets, Old Town is the oldest part of Edinburgh and recognised globally as a UNESCO World Heritage Site. Steeped in history and culture at every turn, the Old Town is home to some of the capital's most famous buildings and landmarks, namely Edinburgh Castle (perched atop an extinct volcano), St Giles' Cathedral and the Palace of Holyroodhouse. The area's cosmopolitan social scene is driven by diverse pubs and eateries, particularly at the Grassmarket, as well as the trendy bars, clubs and live music venues that now occupy the ancient underground vaults. In addition to a wealth of independent shops and boutiques, the Old Town is within easy walking distance of the main shopping district of Princes Street and George Street, as well as department stores including Harvey Nichols and John Lewis. Residents of the Old Town are never more than a few minutes' walk from some of the capital's most beautiful green spaces, including Princes Street Gardens and Holyrood Park, and local schooling is provided at primary and secondary level. Popular with professionals, students, and visitors alike, the Old Town is served by major transport links, including national rail links from Waverley Station, a new tramline to Edinburgh International Airport, and a comprehensive bus network.