

6/2 King's Stables Road

OLD TOWN, EDINBURGH, EH1 2JY



*FIRST FLOOR OLD TOWN FLAT WITH DIRECT EDINBURGH
CASTLE VIEWS AND MODERN VICTORIAN STYLE*



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THE PROPERTY

Set on the first floor in the heart of Edinburgh's historic Old Town, this impressive one-bedroom flat boasts a stunning direct view of Edinburgh Castle, offering a truly iconic outlook from within the property. Combining period charm with a stylish finish, the flat is presented in a modern Victorian style throughout, creating a warm and characterful home.

The accommodation is centered around a bright and spacious open-plan living and kitchen area, designed to maximise both light and the spectacular view.







THE PROPERTY

Large windows draw in an abundance of natural light while perfectly framing Edinburgh Castle, providing a striking focal point to the main living space. The kitchen is well integrated, offering practicality alongside a sociable layout ideal for modern living.

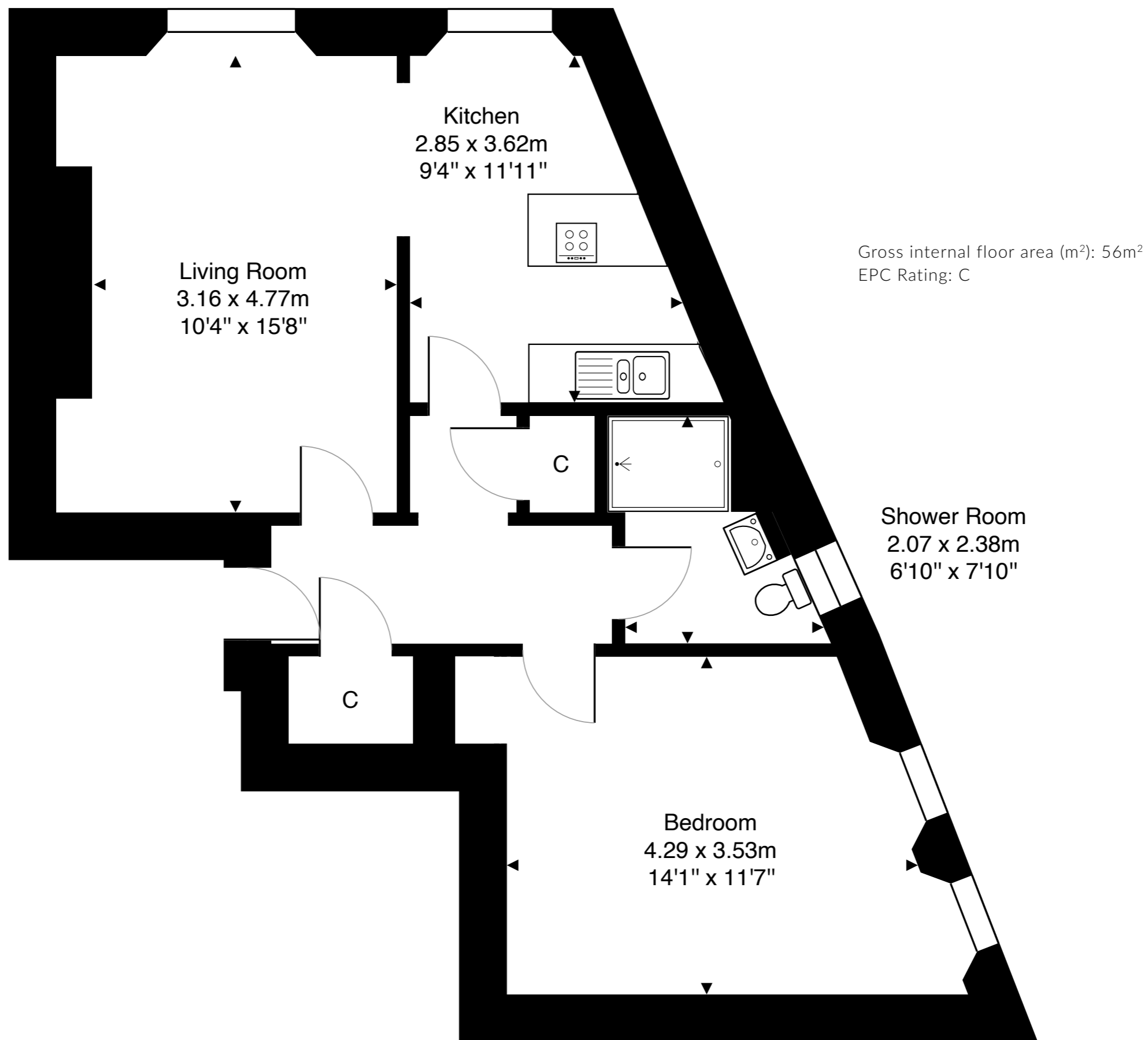


THE PROPERTY

The well-proportioned double bedroom continues the modern Victorian feel, providing a peaceful and comfortable retreat. A contemporary shower room completes the accommodation.







THE PROPERTY

Located in one of the capital's most sought-after and atmospheric areas, the property is just moments from a superb range of local amenities, restaurants, cafés, and cultural attractions, with excellent transport links also close at hand. This property will appeal to a variety of buyers including first-time purchasers, professionals, and investors seeking a prime city centre location with exceptional views.





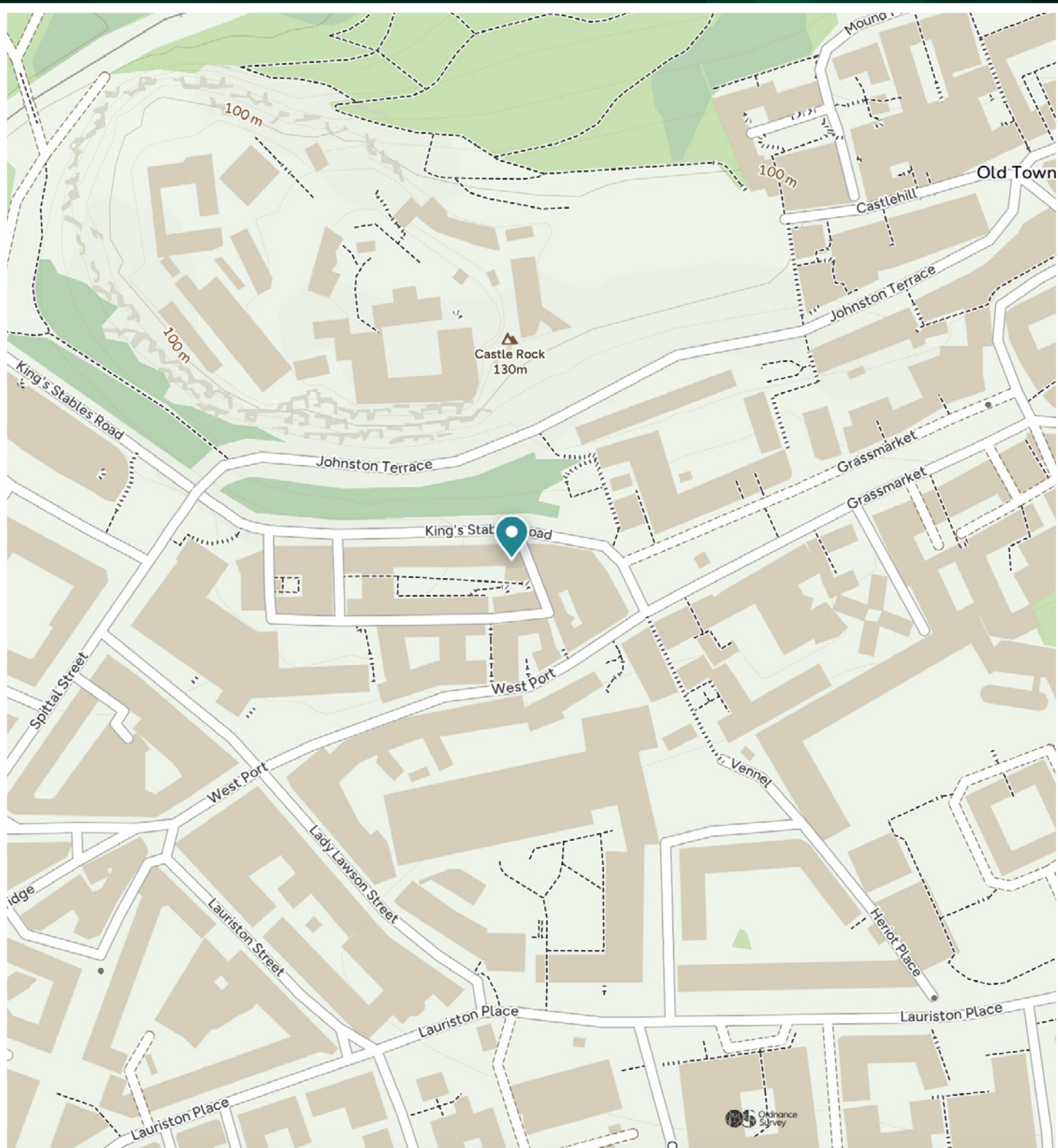
THE LOCATION

The Old Town boasts a wealth of charm and character and offers all of the benefits of City Centre living. The main shopping and commercial thoroughfares of Princes Street, The historic Royal Mile and George Street are within comfortable walking distance and include major high street retailers, fine restaurants and fashionable bars.

The property is conveniently located for the Universities of Edinburgh, Napier, Heriot-Watt, Queen Margaret, the Art College, and the Edinburgh central business district, as well as many famous and historical places of interest, including galleries, museums, theatres and the new Scottish Parliament.



Excellent recreational facilities can be found at Princes Street Gardens, The Royal Commonwealth Pool and Sports Centre and pleasant walks can be enjoyed in The Meadows and Holyrood Park. A wide selection of bus services are available nearby giving access to most areas of the City. For commuters, Waverley Station is a short walk away and the City Bypass is readily accessible and offers links to the A1, M8, M9, M90, the Forth Road Bridge and Edinburgh International Airport.



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THE SUNDAY TIMES
THE TIMES



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