

Flat 11,3 Forrest Hill

EDINBURGH, EH1 2QL



*A CHARACTERFUL OLD TOWN GEM
WITH CAPTIVATING SKYLINE VIEWS*



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McEwan Fraser Legal is delighted to present this exceptional one-bedroom top-floor flat, perfectly situated within the historic and atmospheric heart of Edinburgh's Old Town. Steeped in character and showcasing a wealth of period detail, this charming property offers a rare opportunity to acquire a home that blends timeless elegance with contemporary comfort.

The living room is a captivating space, flooded with natural light and featuring a beautiful French balcony that opens to spectacular views across the Edinburgh skyline. The combination of generous proportions, unique architectural quirks, and traditional detailing creates a room that is both inviting and full of personality, a true highlight of the property.

The Property



“...FEATURING A BEAUTIFUL
FRENCH BALCONY THAT
OPENS TO SPECTACULAR
VIEWS ACROSS THE
EDINBURGH SKYLINE...”





Adjoining the living area, the kitchen is thoughtfully designed to maximise space and practicality. It is well-appointed, offering an excellent range of fitted units and appliances, making it perfectly suited to modern urban living while maintaining the flat's distinctive charm.

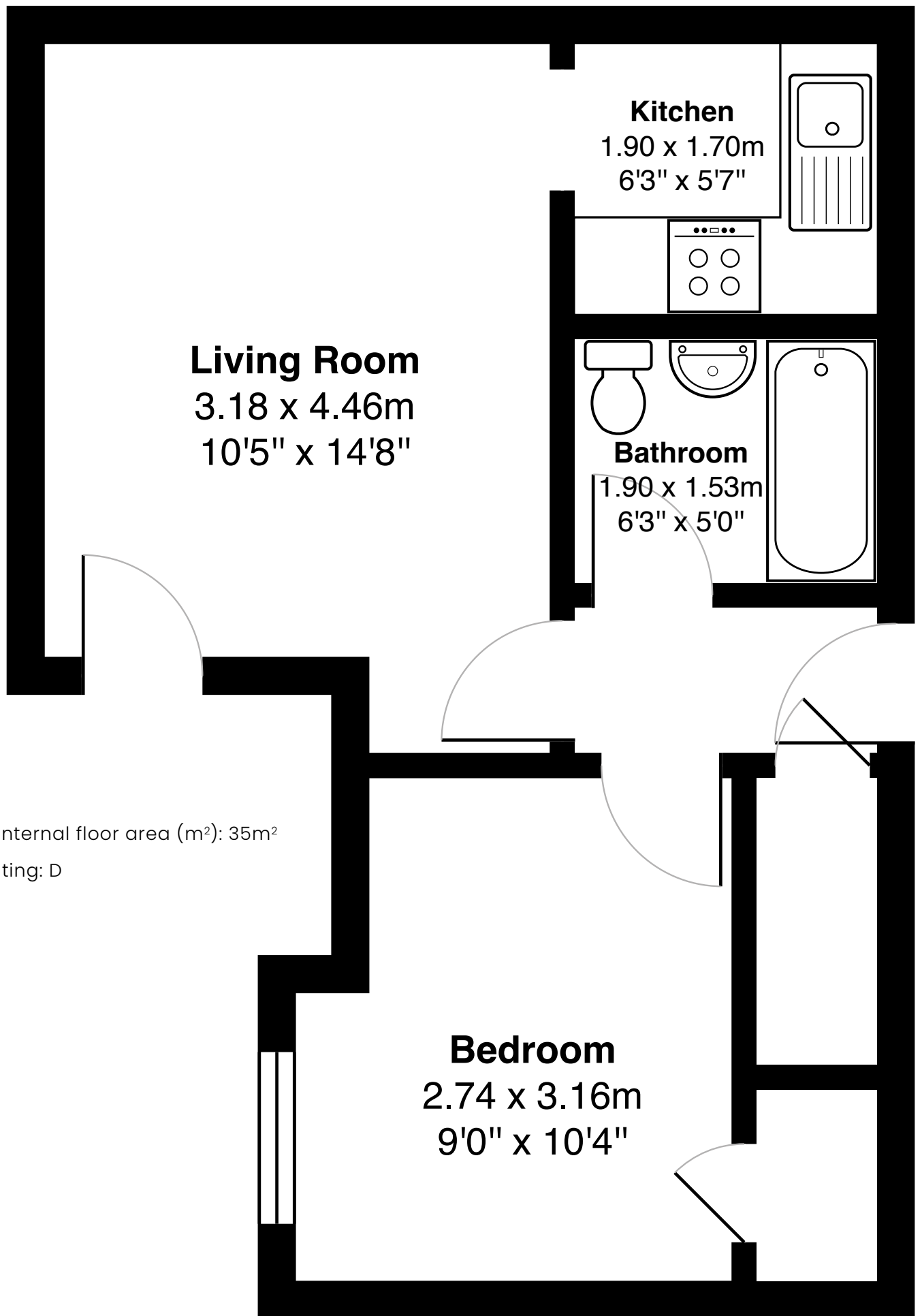




The bedroom provides a tranquil and cosy retreat, enhanced by elegant windows and a large built-in storage cupboard that ensures the space remains neat and uncluttered. The bathroom is tastefully tiled and features a bath with a shower over, combining style and function in equal measure.







Gross internal floor area (m²): 35m²

EPC Rating: D

Residents benefit from a well-maintained communal entrance and access to a shared garden, offering a peaceful outdoor space, a rare privilege in such a central location. With its enviable position, abundance of character, and harmonious blend of traditional and modern features, Flat 11, 3 Forest Hill represents an outstanding opportunity to own a truly unique home in one of Edinburgh's most sought-after historic settings.



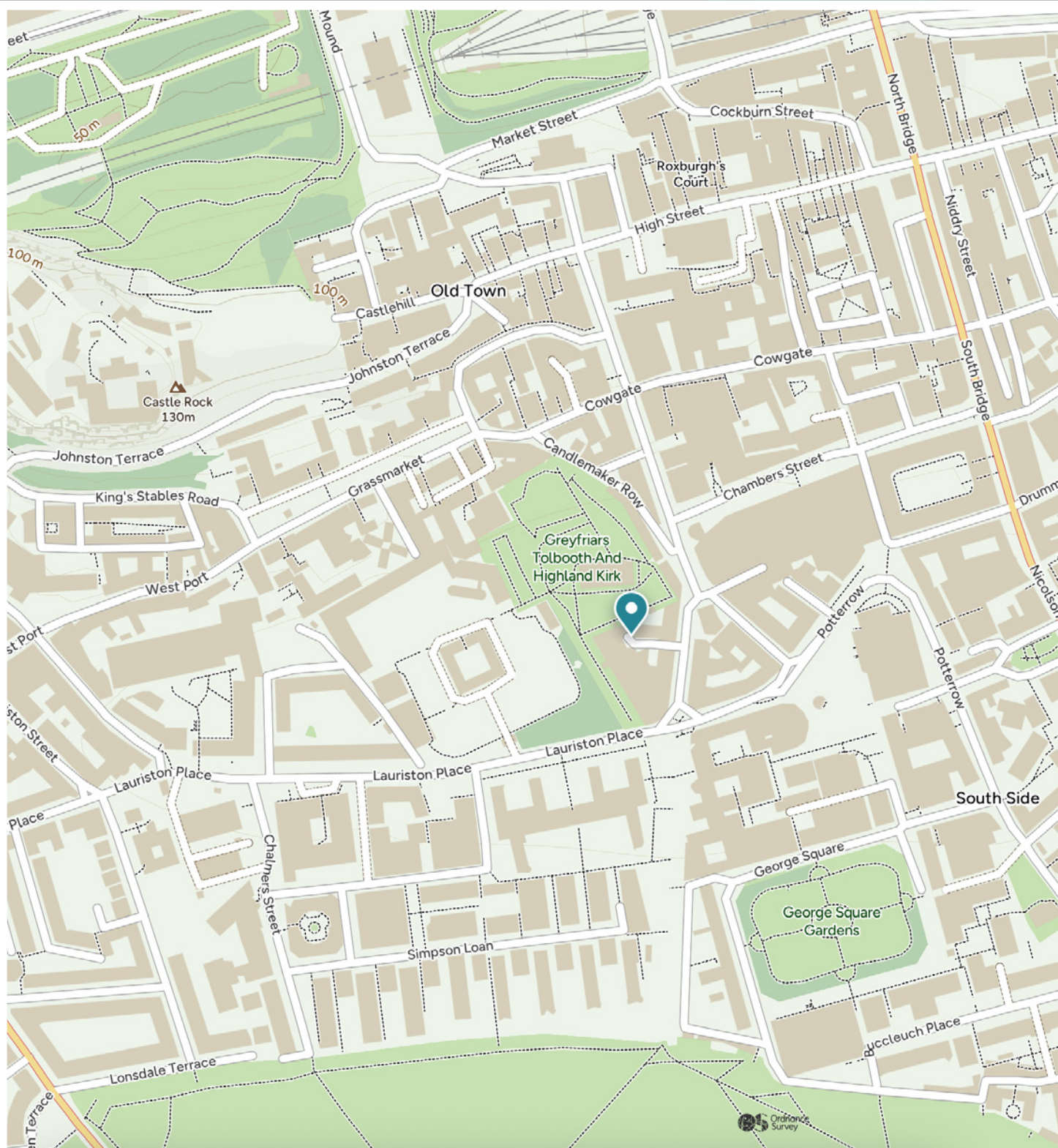




Set within the very heart of Edinburgh's historic Old Town, Forest Hill enjoys an exceptional position surrounded by the city's most iconic landmarks and vibrant cultural attractions. Tucked away just moments from the Royal Mile, this distinctive address combines the charm of centuries-old architecture with the convenience of modern city living. Residents are ideally placed to enjoy Edinburgh's thriving café culture, independent boutiques, and renowned restaurants, all within easy walking distance. The Grassmarket, Victoria Street, and George IV Bridge are just a short stroll away, offering an eclectic mix of artisan shops, lively bars, and local amenities.

For those seeking green space, Princes Street Gardens and The Meadows provide tranquil retreats within a few minutes' walk, perfect for weekend strolls or a peaceful morning coffee. Excellent transport links are also close at hand, with Waverley Station, frequent bus services, and tram connections to Edinburgh Airport all easily accessible. Combining historical charm, architectural beauty, and unbeatable proximity to the city's best attractions, Forest Hill represents the very best of Edinburgh city living, an enviable location perfectly suited for professionals, investors, or anyone seeking a home in one of the capital's most captivating neighbourhoods

The Location



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Part
Exchange
Available



Text and description
ZARA GROSPPELLIER
Surveyor



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

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