

# Flat 1 Cordiner's Land

70 WEST PORT, EDINBURGH, EH1 2LF



STYLISH ONE-BEDROOM FLAT IN THE  
HEART OF THE GRASSMARKET



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McEwan Fraser Legal is delighted to present this charming first-floor, one-bedroom apartment located in the ever-popular West Port, right in the heart of Edinburgh's historic Grassmarket. Perfectly positioned to enjoy all the vibrancy of city centre living, this bright and stylish property combines character with modern comfort. Currently being utilised as a licensed short-term let with a transferrable license, this is a fantastic investment opportunity.

Upon entering, you are welcomed by a bright hallway that sets the tone for the rest of the home. The accommodation boasts a well-proportioned open-plan kitchen, dining, and living area, ideal for both relaxing and entertaining. The contemporary kitchen features integrated appliances, including an induction hob and cooker, and the living space benefits from picturesque views of Edinburgh Castle.

## The Property











The bedroom retains charming original windows and warm wooden floors, and offers generous built-in storage, a rare find in properties of this type. The bathroom is smartly finished with wall panels and comes complete with an electric shower, offering both style and convenience.



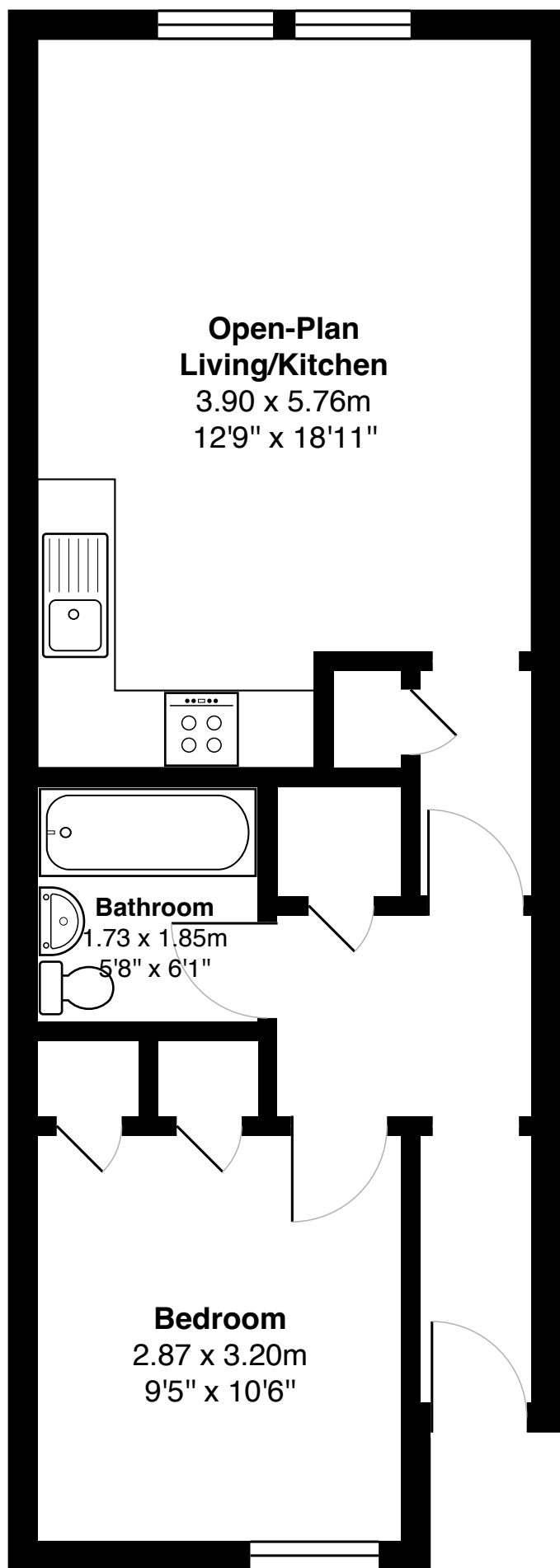




**The Bathroom**







Gross internal floor area (m<sup>2</sup>): 45m<sup>2</sup>  
EPC Rating: E





Further benefits include key card entry system, newly installed electric heating and access to a well-maintained communal garden, providing a peaceful outdoor retreat. This fantastic apartment is ideal for first-time buyers, city professionals, or investors seeking a prime location in one of Edinburgh's most iconic areas.











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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.

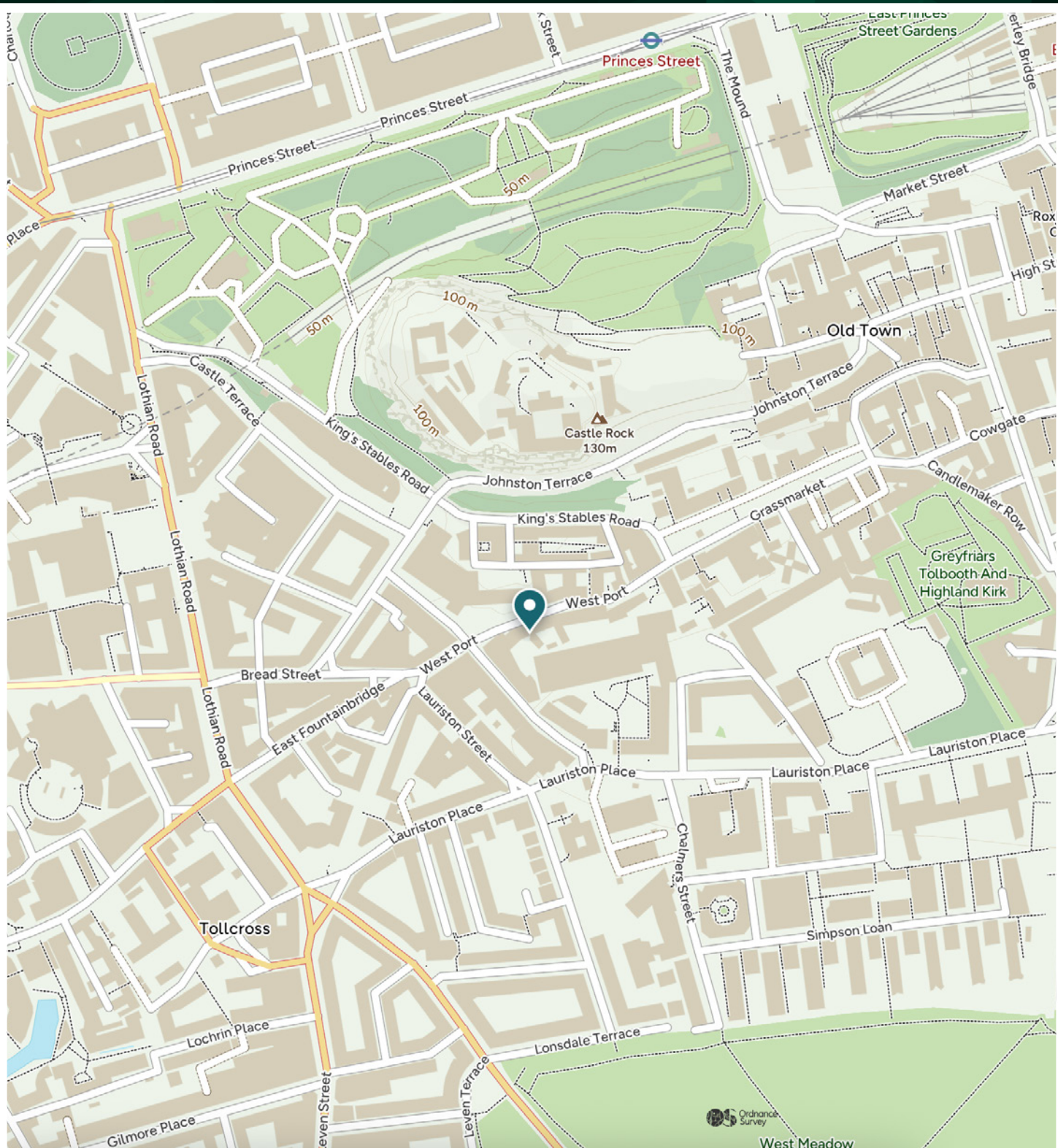
The property is conveniently located for the Universities of Edinburgh, Napier, Heriot-Watt, Queen Margaret, the Art College, and the Edinburgh central business district, as well as many famous and historical places of interest including galleries, museums, theatres and the new Scottish Parliament.

Excellent recreational facilities can be found at Princess Street Gardens, The Royal Commonwealth Pool and Sports Centre and pleasant walks can be enjoyed in Holyrood Park which is very close by. 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 Location





# McEwan Fraser Legal

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Part  
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Text and description  
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Surveyor



Professional photography  
**MARK BRYCE**  
Photographer



Layout graphics and design  
**ALAN SUTHERLAND**  
Designer

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