

6/4 King's Stables Road

OLD TOWN, EDINBURGH, EH1 2JY



Castle-view flat blending Georgian-inspired elegance with contemporary luxury in the heart of Edinburgh's Old Town



0131 524 9797



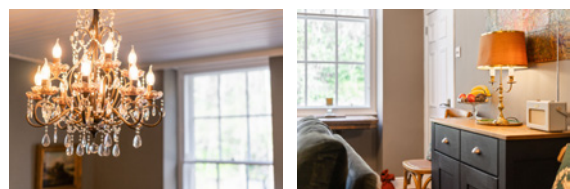
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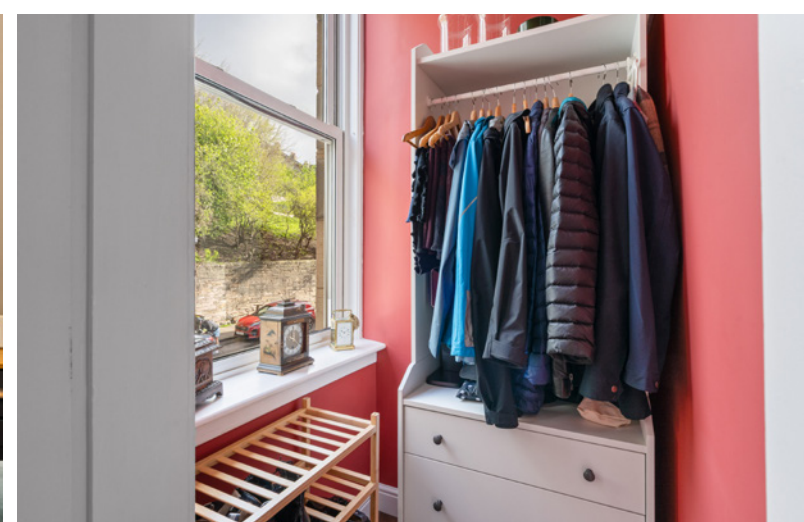
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Set within the historic charm of Old Town, this exceptional first-floor, two-bedroom flat at 6/4 King's Stables Road offers a rare opportunity to enjoy elegant Georgian-inspired living with uninterrupted views of Edinburgh Castle.

THE LIVING / DINING / KITCHEN AREA



Beautifully styled to blend classic period character with contemporary design, the property features a generous open-plan kitchen, dining, and living space defined by tall ceilings, large sash windows, and a striking central fireplace, creating a bright and sophisticated setting ideal for both relaxing and entertaining.



BEDROOM 1



The interiors reflect a refined British heritage aesthetic, with carefully curated details throughout. One of the bedrooms is currently arranged as a study or home office, enriched with antique furnishings that enhance its timeless, Georgian influence. The master bedroom continues this seamless fusion of period and modern style, presenting a boutique, hotel-like ambience complete with a floor-to-ceiling wardrobe.

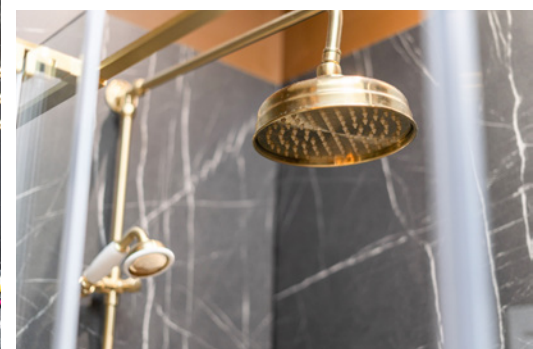
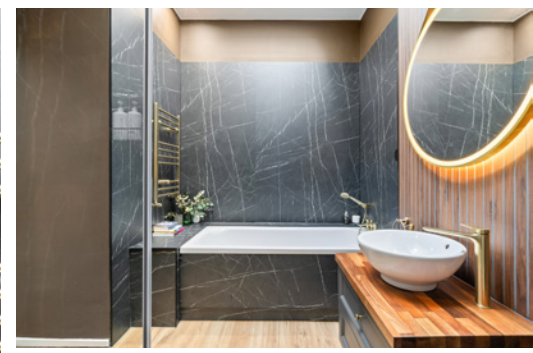


BEDROOM 2



A sleek, modern bathroom finished in dark marble-effect designer panels delivers a luxurious, spa-inspired feel, while a separate utility room adds practicality.

THE BATHROOM



THE UTILITY & HALL



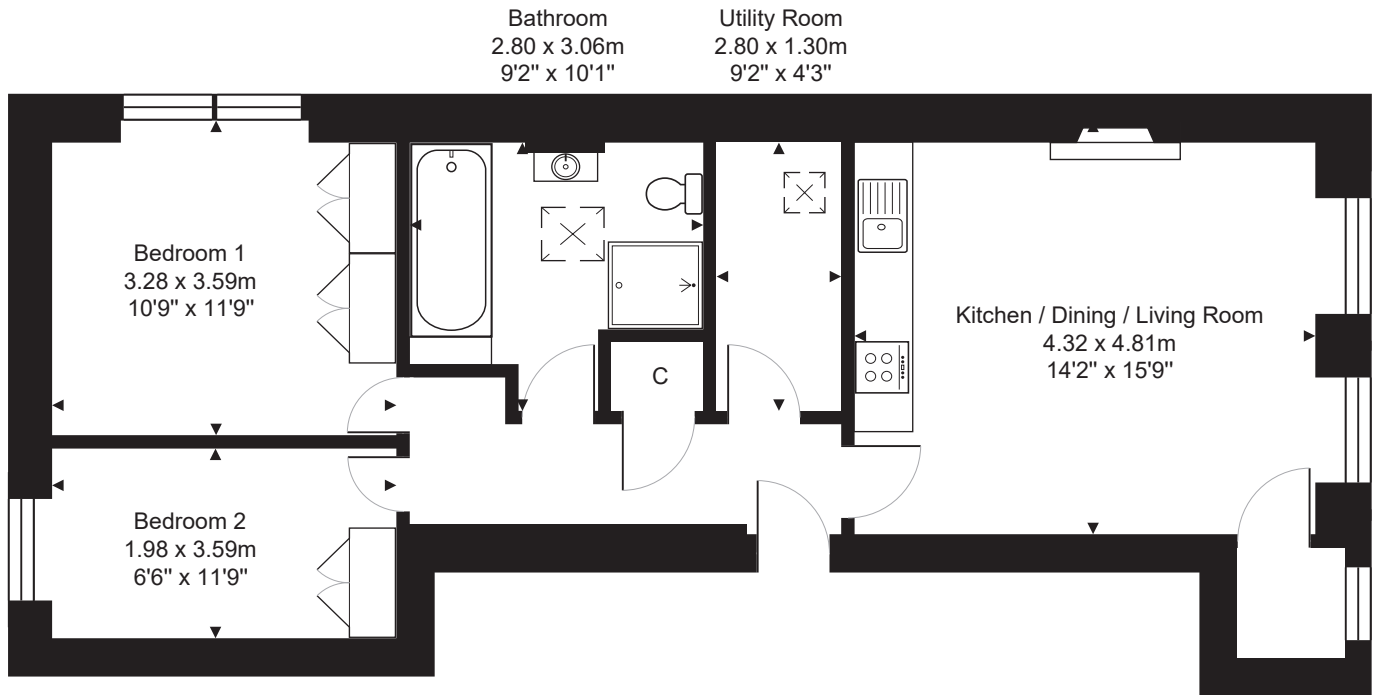
The property further benefits from excellent transport links, making it an ideal base for city living while immersed in one of Edinburgh's most iconic and historic locations.

EXTERNALS



This distinctive home is likely to appeal to professionals, creatives, or those seeking a refined city residence with character, as well as buyers looking for a stylish pied-à-terre in the heart of Edinburgh. It may also attract investors interested in a premium property in a highly sought-after, historic setting, where strong demand and iconic views combine to create a truly compelling offering.

FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 60m² | EPC Rating: C



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 entitled to on-street permit parking and 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 is 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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