

# 112A/11 West Bow

OLD TOWN, EDINBURGH, EH1 2HH



*Contemporary third floor studio living, quietly set within a traditional Old Town close*



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Nestled in the heart of Edinburgh's historic Old Town, 112A/11 West Bow presents a beautifully designed third floor, fully furnished studio flat, quietly situated within a traditional close. The property combines modern living with a soft, minimalist aesthetic, offering a contemporary home that feels both calm and inviting within its iconic setting.

# OPEN PLAN AREA



Thoughtfully styled to maximise space and light, the open-plan living and sleeping area is elegantly arranged to create a seamless flow for both relaxation and everyday living. Clean lines, neutral tones, and understated finishes enhance the sense of space, while natural light adds warmth and highlights the character of the surrounding architecture.





The property further benefits from a sleek, modern bathroom, finished to a high standard with a refined, contemporary feel.

# BATHROOM

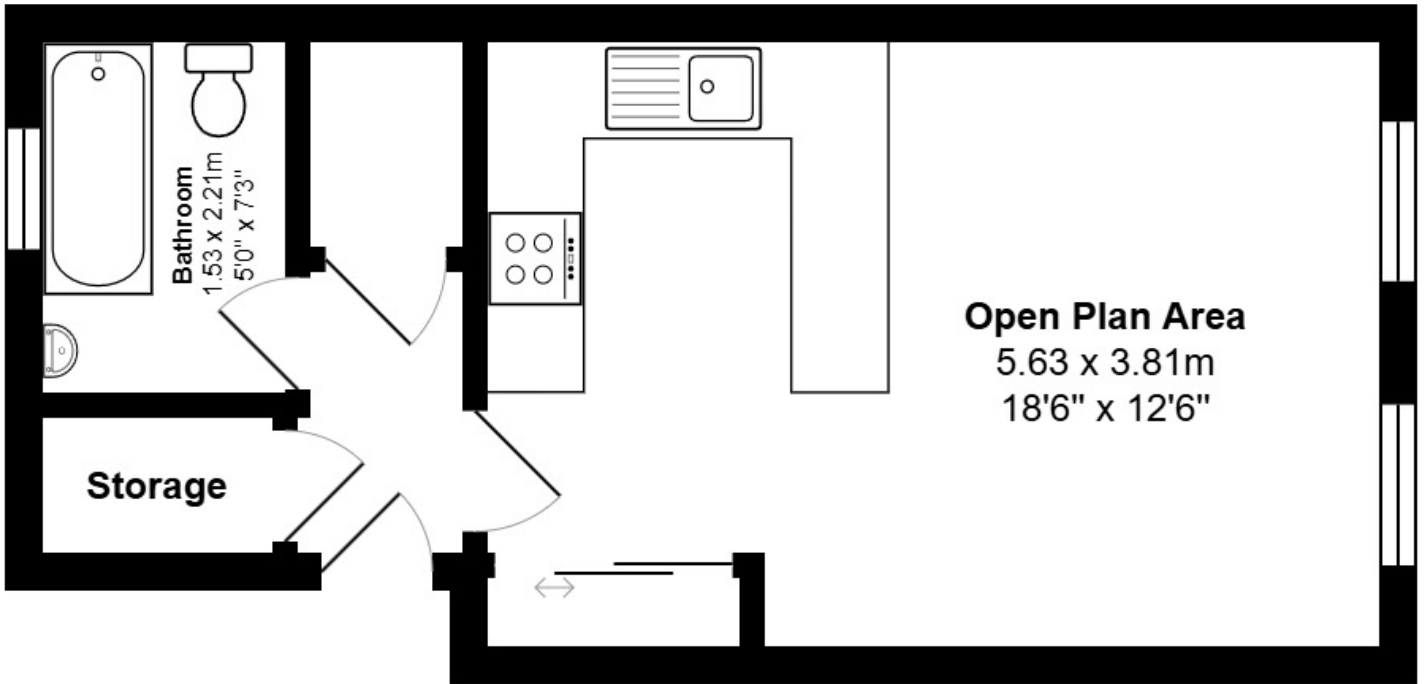


Ideal for professionals, first-time buyers, or those seeking a stylish city base, this studio flat offers a low-maintenance lifestyle in one of Edinburgh's most sought-after and historic locations, with excellent amenities and transport links close at hand.

# EXTERNALS & VIEW



# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 31m<sup>2</sup> | 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 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 overlooked by the flat, 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 SUNDAY TIMES  
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