



Royal Mile Mansions, North Bridge EH1





## A stunning **contemporary** apartment located in the heart of Edinburgh.

This is a striking, contemporary apartment offering spacious accommodation in an exceptionally central location. The apartment is peacefully located to the rear of the third floor with lift access, and benefits from a concierge upon entering the building. You enter into the hallway which has lovely hard flooring as well as two excellent storage cupboards.

The main living area is a social space and is flooded with light from the large, south-west facing windows which have all been recently refurbished. The kitchen is very stylish and benefits from good quality fixtures and fittings as well as ample storage space. The rest of the room offers excellent entertaining space with room for a dining table and a sitting area.

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**Tenure**  
Freehold    **Local Authority**  
The City of Edinburgh Council    **Council Tax**  
Band D





The bedroom is of impressive proportions and also benefits from three large sash and case refurbished windows, which run the full width of the room and excellent built in wardrobes. The recently fitted contemporary bathroom is located off the hallway and has a bath and shower.

All this combines to make Royal Mile Mansions a highly appealing property, for those looking for an immaculate apartment with an enviable city centre location.

## Location

The iconic Royal Mile Mansions are located in the heart of Edinburgh's historic Old Town, central to the city's main business and shopping districts and ideally positioned to take advantage of Edinburgh's world renowned International, Film and Fringe Festivals and Hogmanay celebrations.

The property is situated just a stone's throw from the Grassmarket and Royal Mile, both of which boast an eclectic selection of restaurants, bars, bistros and shops. Edinburgh Castle, St. Giles' Cathedral, the National Museum of Scotland, the National Library and Edinburgh University are mere moments away.

The property is situated just a few minutes from St Andrew's Square which is regularly used as a venue for seasonal events; The Playhouse Theatre which offers an excellent programme of shows throughout the year; the Omni Centre which boasts a multi-screen cinema, numerous dining options and a Nuffield Health gym with 25m swimming pool and the new state of the art St. James Shopping Centre.

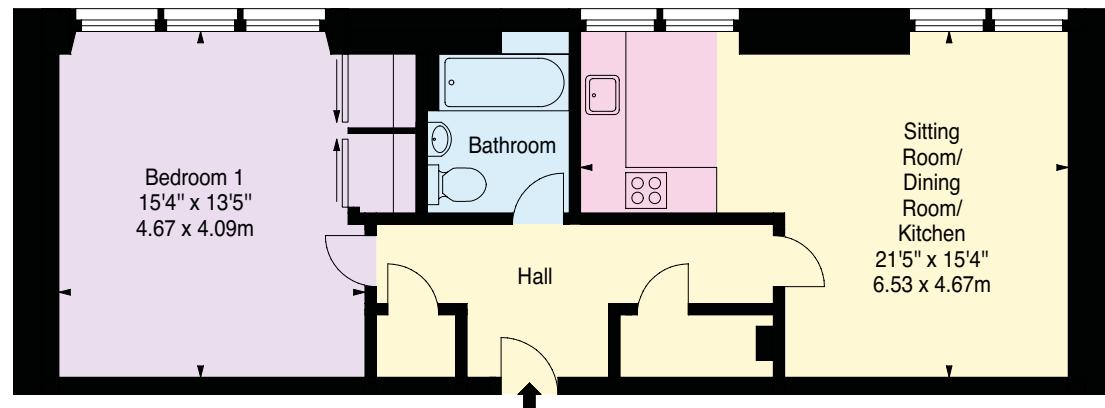
The area is well served by a Sainsbury's Local, Tesco and Lidl on South Bridge and a Marks & Spencer on Princes Street, as well as numerous independent shops. There are a number of recreational facilities and green open spaces close by including Holyrood Park, Arthur's Seat, the Royal Botanic Gardens, the Meadows and the Edinburgh Sports Club whilst the National Galleries of Scotland are just minutes away.

Edinburgh's main train station Waverley is a five minute walk, providing direct trains to Glasgow (55 minutes), Aberdeen (2 hours 15 minutes), Inverness (3 hours 40 minutes) and London (4 hours 30 minutes).

## Approximate Gross Internal Floor Area

663 Sq Ft - 61.59 Sq M

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Third Floor

Edinburgh Airport is only a 20 minute drive, with connections to hundreds of destinations worldwide. A modern tram service connects the city centre with regular services between York Place, Murrayfield Stadium, the West End and Edinburgh Airport along with a regular bus service.

## Financial Guarantee/Anti Money Laundering

All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated June 2022. Photographs dated June 2022.

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