



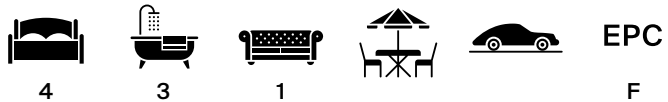
Royal Mile Mansions, Old Town EHI



A stunning four-bedroom penthouse apartment with private balcony and magnificent views over Edinburgh.

Set over three floors this extremely spacious four-bedroom penthouse apartment with balcony offers spectacular views over Edinburgh. The property is situated on the top floor of an historic A-listed building on the corner of the Royal Mile and North Bridge in the heart of the city's UNESCO World Heritage-listed Old Town. The property has a wonderfully light and spacious interior and retains much of the original character of the building.

The apartment is accessed from an impeccable communal entrance with lift access and a concierge or by entry phone system. On entering the property, you are welcomed into a hall that takes you to the main living space. The property enjoys a spacious open plan kitchen, living and dining area which boasts an abundance of natural light that beams through the large windows creating a wonderful atmosphere to both relax and entertain in. From here there is direct access to a south westerly facing balcony which boasts spectacular views over Edinburgh. The modern kitchen comprises of a generous range of contemporary base and wall mounted units that provide plenty of storage space.



Tenure

Freehold

Local Authority

City of Edinburgh Council

Council Tax

Band G





Carrying on from this floor you have three generous double bedrooms all with ample space and light. The principle bedroom on this floor benefits from an ensuite shower room. Completing this floor is a large family bathroom along with two good storage rooms and a utility cupboard.

To the top floor you have the principal bedroom with Juliette balcony again with stunning views over Edinburgh. The large ensuite bathroom provides plenty of space and benefits from sperate shower and bath. The floor is completed by a large dressing room again with plenty of storage space. Outside, in the vicinity there is residents' permit parking.

All this combines to make 46 Royal Mile Mansions a highly appealing property, for those looking for an immaculate apartment with an enviable City Centre location.

Features

- Penthouse apartment
- Four bedrooms
- Three bathrooms
- Central location
- Spectacular views
- Private balcony
- Lift access
- Stylish & modern interiors
- Permit parking

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, Arthurs' 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 5-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). 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.

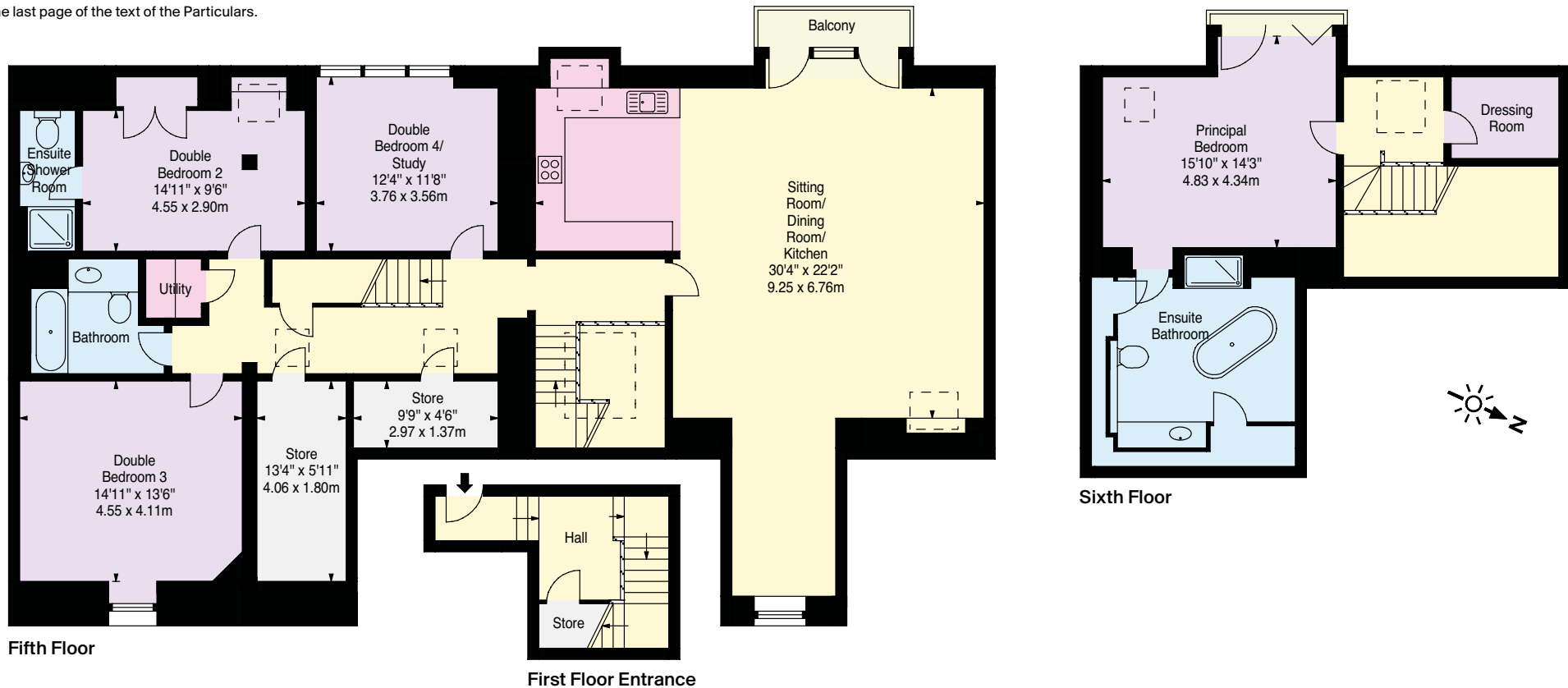
Financial Guarantee/Anti Money Laundering

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.

Approximate Gross Internal Floor Area

2,467 Sq Ft - 229.18 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.



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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 November 2021. Photographs dated November 2021.

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