



6/5 Lady Lawson Street, Edinburgh, EH3 9DS
OFFERS OVER £235,000



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Minutes from The Grassmarket and with breathtaking views of Edinburgh Castle, this two-bedroom traditional apartment is a must-see. Occupying the third floor of an Old Town tenement, the welcoming hallway housing useful built-in storage, has a wonderful feel as light streams in from the classically proportioned accommodation.

The south-west-facing living kitchen with rooftop views and a built-in Edinburgh press, has been thoughtfully designed with pendant lighting, handsome wooden flooring, and a neutral colour palette creating a perfect space for relaxing after a long day.

A one-wall modern kitchen allows for maximum space, and with its under-base-lit white wall and floor units, oak-effect worktops, cream metro tile splashback, and integrated appliances including an extractor hood, a gas hob, and an oven, blends effortlessly into the surroundings.



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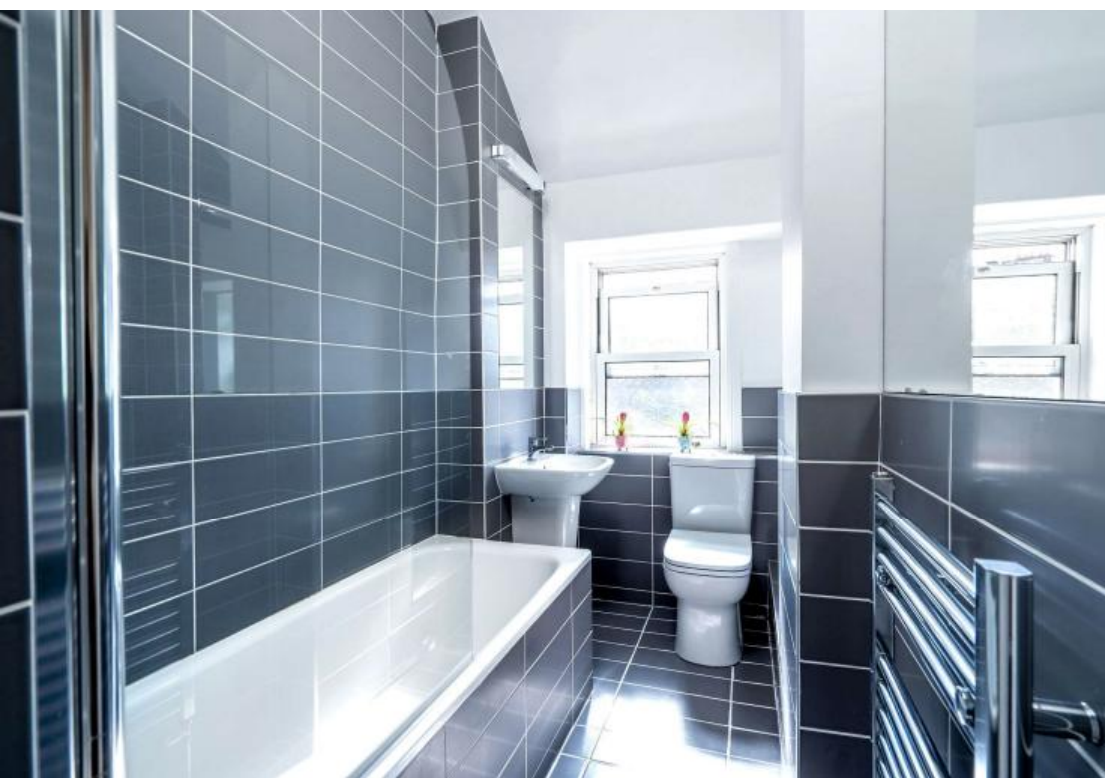


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On the other side of the hallway are two beautifully presented double bedrooms with a spectacular outlook over Edinburgh Castle. Intricate cornicing, a high ceiling, soft wall finishes, built-in Edinburgh press, and plentiful natural light make the carpeted principal double bedroom a most impressive retreat.

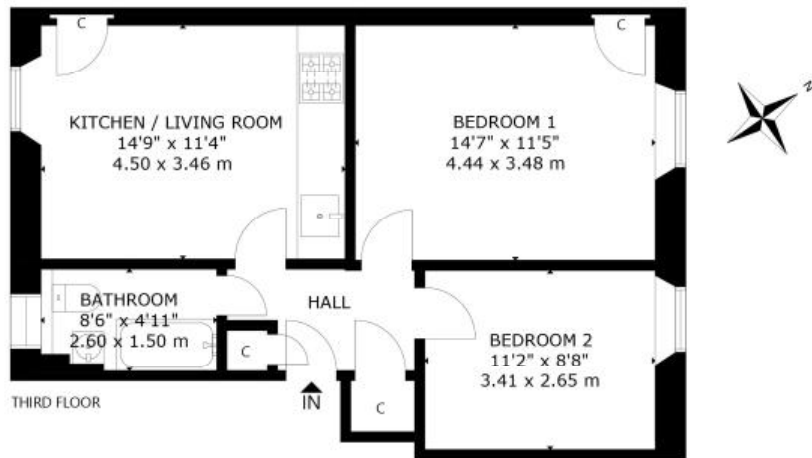
Similarly, the adjacent slightly smaller yet nonetheless inviting bright second bedroom enjoys a tasteful décor with wooden flooring, bespoke shelving, crisp white wall finishes, and of course, those exceptional views.

Completing the accommodation is a chic bathroom finished in on-trend greys and whites, and featuring a chrome towel radiator, WC, washbasin, and bath with a wall-mounted shower.





Gas central heating and double glazing is fitted throughout.
There is on-street permit parking to the front of the property.



6/5 LADY LAWSON STREET, EDINBURGH EH3 9DS
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL AREA 554 SQ FT / 51 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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Lady Lawson Street occupies a wonderful central location at the heart of Edinburgh's historic and picturesque Old Town, a globally renowned UNESCO World Heritage Site. It lies close to bustling Lothian Road and Tollcross, and just minutes from the Grassmarket. Lying in the shadow of the majestic Edinburgh Castle, the former 14th century marketplace is today a vibrant and thriving neighbourhood boasting stunning architecture and an abundance of popular pubs, fashionable restaurants, and independent stores. Every Saturday, it welcomes a popular farmers market with an array of artisan produce, global street food, and handmade crafts. First-class retail and leisure amenities are enviably close with Princes Street, George Street, and St James Quarter all within walking distance as well as the Omni Centre that houses a Nuffield Health and Fitness Wellbeing Gym. Many of Edinburgh's most famous cultural and tourist attractions are moments away including The Royal Mile, Edinburgh Castle, The Usher Hall, and The Royal Lyceum. For opportunities to escape the hustle and bustle, Princes Street Gardens and The Meadows are just a short walk. The University of Edinburgh and Edinburgh College of Art are easily accessible, and the area is well-served by regular bus services, whilst Waverley and Haymarket train stations and the tram line are also near.

Get in touch



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