



## 310 Websters Land Old Town, Edinburgh EH1 2RU



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## Property Summary

This main-door one-bedroom flat is desirably located in Edinburgh's Old Town conservation area and UNESCO World Heritage site, with stunning views of the nearby Castle. This exclusive city centre location, a stone's throw from the bustling Grassmarket, provides unrivalled access to all the capital has to offer by foot or bus connections. With train and airport tram links also within easy walking distance, it is an appealing choice for professionals or those seeking a healthy rental investment. The property is ready to be occupied and has been recently upgraded, enjoying a minimalist finish that is easy to personalise. It is set on the ground floor within an established traditional-inspired development, providing external shared stair access, landscaped communal gardens, and controlled on-street parking in the vicinity.

The main door entrance opens into the reception room. This bright and airy space for relaxation and dining looks out to the Castle and has a tasteful wood-toned floor providing a flexible footprint for furniture. It is connected to the kitchen via an internal hall with useful store cupboards.

## Features

- Central Old Town location with stunning Castle views
- Upgraded ground-floor flat with a main-door entrance
- A blank canvas of neutral modern interiors
- Bright and airy living/dining room
- Sunny kitchen with appliances
- One rear-facing double bedroom with storage
- Bathroom with shower-over-bath
- Internal hall with storage
- Established development with a communal courtyard garden
- On-street controlled parking (Zone 4)
- Electric heating, triple-glazing, and linked smoke alarms







“A blank canvas of neutral  
modern interiors with a bright  
and airy living/dining room”









## A Southerly facing kitchen

The southerly-facing kitchen is fitted with modern wood-toned cabinets that accommodate a freestanding electric cooker, a washer-dryer, a freezer, and a fridge. The hall also affords access to a double bedroom and a bathroom. The quiet rear-facing bedroom features wood-style flooring and a built-in wardrobe, while the bathroom boasts a WC suite, a towel radiator, and a shower with an overhead bath. The property is electrically heated and benefits from triple glazing, plus linked smoked alarms, except in the bedroom.





Externally, residents share access to a courtyard garden for outdoor relaxation that has an impressive open outlook to the Castle. On-street parking falls under controlled Zone 4, allowing priority for residents.

Factor: an approximate fee of £100 a month, including buildings insurance.









Located in  
Edinburgh's  
Old Town  
conservation  
area and  
UNESCO World  
Heritage site,  
with stunning  
views of the  
nearby Castle





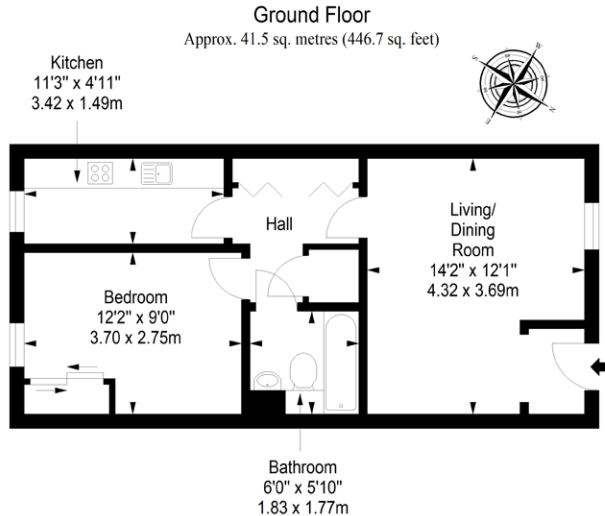




## Old Town, Edinburgh

Characterised by its narrow closes and winding medieval streets, Old Town is the oldest part of Edinburgh and recognised globally as a UNESCO World Heritage Site. Steeped in history and culture at every turn, the Old Town is home to some of the capital's most famous buildings and landmarks, namely Edinburgh Castle (perched atop an extinct volcano), St Giles' Cathedral and the Palace of Holyroodhouse. The area's cosmopolitan social scene is driven by diverse pubs and eateries, particularly at the Grassmarket, as well as the trendy bars, clubs and live music venues that now occupy the ancient underground vaults. In addition to a wealth of independent shops and boutiques, the Old Town is within easy walking distance of the main shopping district of Princes Street and George Street, as well as department stores, including Harvey Nichols and John Lewis. Residents of the Old Town are never more than a few minutes' walk from some of the capital's most beautiful green spaces, including Princes Street Gardens and Holyrood Park, and local schooling is provided at primary and secondary levels. Popular with professionals, students, and visitors alike, the Old Town is served by major transport links, including national rail links from Waverley Station, a new tramline to Edinburgh International Airport, and a comprehensive bus network.

## Floorplan



Total area: approx. 41.5 sq. metres (446.7 sq. feet)

EPC Rating - C | Council Tax band - B | Home Report value - £200,000

Extras: The property is sold as seen, including appliances.

Please note: Some of the rooms have been virtually staged from actual photographs of the rooms



## Price & Viewings

Please refer to our website  
[www.watermans.co.uk](http://www.watermans.co.uk)

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