

5/8 Shoemakers Square

EDINBURGH, EH8 8FW



*Stylish One-Bedroom Apartment in the Prestigious
Shoemakers Square Development, Edinburgh*



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Jonny Clifford with McEwan Fraser Legal is delighted to present this immaculate one-bedroom apartment in Shoemakers Square, one of Edinburgh's most desirable modern developments, which offers contemporary city living at its finest. Designed with both comfort and style in mind, the property is presented in true walk-in condition and will appeal to first-time buyers, professionals, downsizers, or investors seeking a high-quality home in a prime location.

THE KITCHEN/LIVING ROOM



The property features a bright and spacious open-plan kitchen/living area, a sleek and functional space ideal for modern lifestyles. The kitchen boasts integrated appliances, high-quality worktops, and tasteful cabinetry, flowing effortlessly into a generous living area that's perfect for relaxing or entertaining.



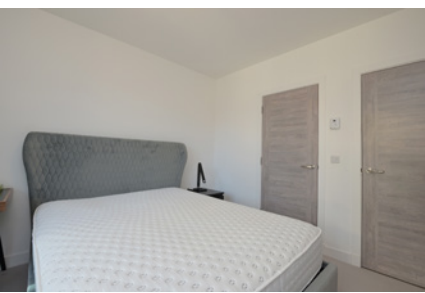
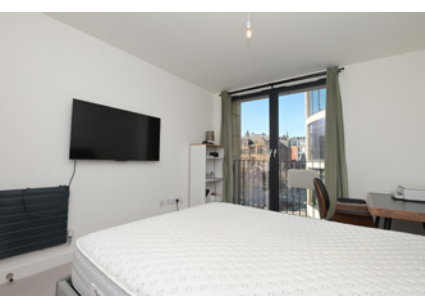


The bathroom exudes hotel-style sophistication, complete with a shower-over-bath, premium fixtures, contemporary tiling, and elegant finishes. The well-proportioned double bedroom is thoughtfully laid out with ample natural light and features a large walk-in wardrobe, offering excellent storage and a touch of luxury. Throughout the apartment, you'll find modern flooring, stylish décor, and a high standard of finish that reflects the quality of this sought-after development.

THE BATHROOM



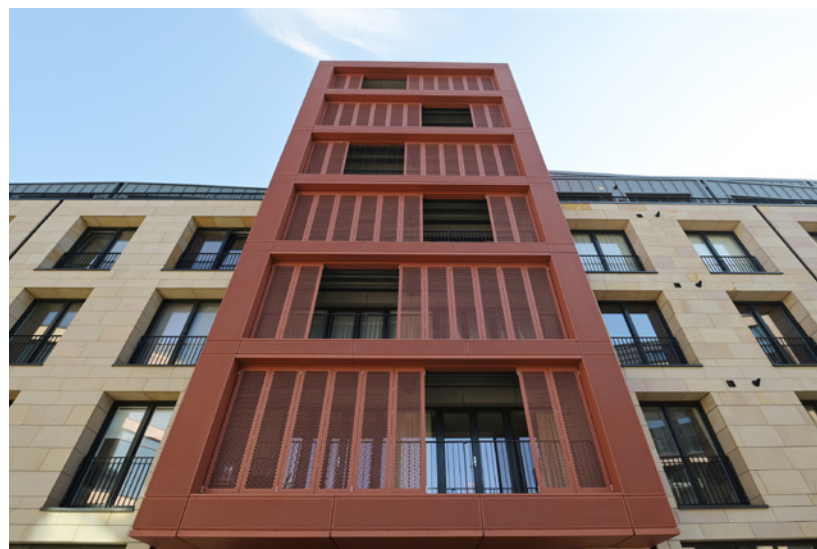
THE BEDROOM & VIEW



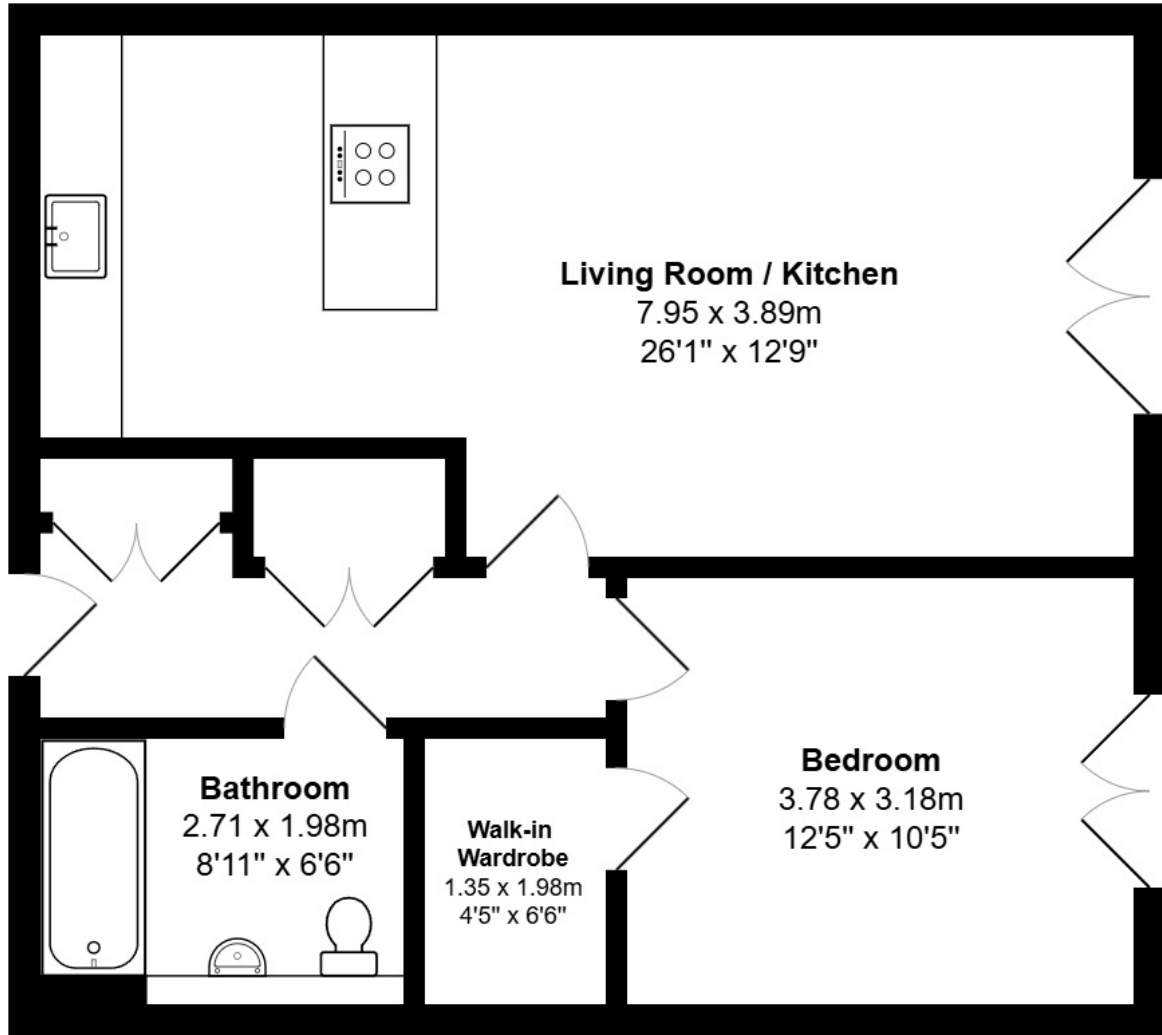
The building itself is well-maintained, with secure entry and lift access, and the location offers the perfect blend of convenience and tranquillity.

Whether you're looking for a refined first home, a stylish pied-à-terre, or a smart buy-to-let opportunity, this superb apartment in Shoemakers Square ticks every box. Early viewing is highly recommended to appreciate the space, finish, and location on offer.

EXTERNALS

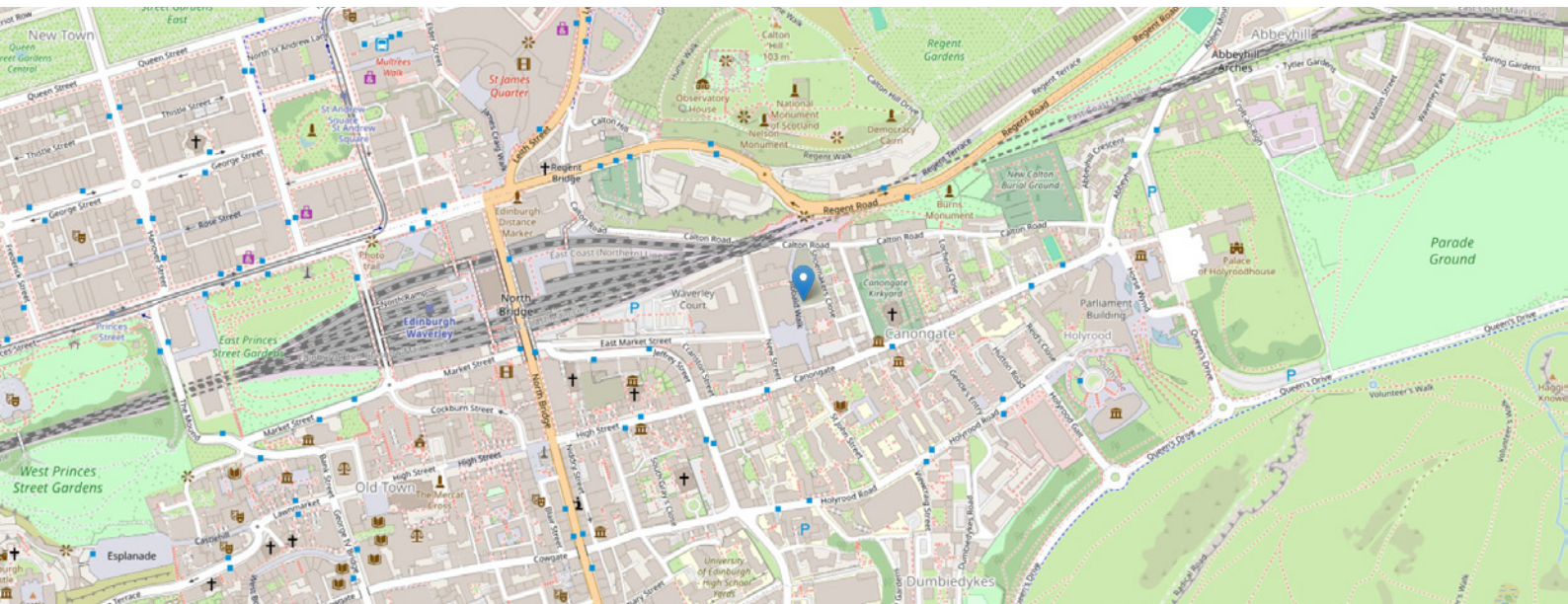


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 57m² | EPC Rating: B



THE LOCATION

Shoemakers Square lies in one of Edinburgh's most desirable and historic postcodes, offering a fantastic blend of city living, cultural landmarks, and green open spaces. The area is exceptionally well-connected and appeals to a wide range of buyers, from young professionals and students to families and investors.





Just a short walk from the Royal Mile, Holyrood Palace, and Arthur's Seat, one can enjoy immediate access to some of the capital's most iconic attractions. The area also benefits from excellent local amenities, including cafés, bars, restaurants, shops, and supermarkets, as well as a strong sense of community.

For those commuting or travelling further afield, it offers superb public transport links via frequent bus services and easy access to Waverley Station and the city bypass.

With its mix of historic charm and modern convenience, the area continues to be a highly sought-after location for homeowners and renters alike, offering all the benefits of city-centre living with a uniquely scenic and cultural backdrop.



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