



2/5 Cochran Terrace, Edinburgh, EH7 4BJ



- Second Floor Flat
- Modern Sleek Fitted Kitchen
- Shower Room
- Shared Garden to Rear
- Double Glazed Windows

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- 2 Double Bedrooms
- Living Room with Bay Window
- Period Features
- Gas Central Heating
- Prime Edinburgh Location

Interested In
viewing this property?

Viewing by appointment only with Melrose & Porteous

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LOCATION:

Nestled on the cusp of Edinburgh's New Town, Cochran Terrace blends the timeless allure of Georgian architecture with its iconic facades, contributing to the nearby area's well-deserved UNESCO World Heritage status. The property offers an ideal balance of city-centre convenience and peaceful residential living. Just a short stroll away, Broughton Street provides a vibrant mix of independent shops and dining options, while the nearby St. James Quarter elevates the experience with luxury shopping, entertainment, and restaurants. Cultural enthusiasts will also appreciate the close proximity to the iconic Playhouse Theatre. For those seeking outdoor escapes, residents are spoiled for choice. Calton Hill offers breathtaking panoramic views of Edinburgh, while King George V Park and the Royal Botanic Gardens provide tranquil green spaces perfect for relaxation or recreation. The location also benefits from excellent transport connections; Edinburgh Waverley Station is within walking distance, numerous bus routes service the area and the city's tram network is also easily accessible with a stop nearby on Picardy Place.

DESCRIPTION:

A beautifully upgraded two-bedroom tenement apartment in a prime Edinburgh location. Nestled on a quiet no-through road, walking distance from Edinburgh's city centre, this stunning second-floor Victorian tenement apartment offers a perfect blend of historic charm and contemporary style. Spacious and full of character, the property has been tastefully upgraded by the current owner, featuring a sleek, modern kitchen with integrated appliances and granite worktops, as well as a stylish shower room. Despite these modern enhancements, the apartment retains a wealth of original period features, including high ceilings, intricate cornicing, ceiling roses, stripped timber flooring and elegant panel doors. The impressive bay window in the living area provides a picturesque view of Mansfield Place Church, adding to the property's charm and appeal. Viewing is highly recommended to fully appreciate the setting and unique features of this superb property.

EXTERNALLY:

There is a communal secure stairwell providing secure access to the shared rear garden.

SERVICES:

Mains Electricity, Gas, Water & Drainage.

IMPORTANT INFORMATION:

By mutual arrangement. Home report available. Additional arrangements through agents Offers should be submitted to Melrose & Porteous, 47 Market Square, Duns, Berwickshire, TD11 3BX (DX 556 522 DUNS) Only those parties who have formally requested their interest may be advised of any closing date fixed for offers. These particulars are for guidance only. All measurements were taken by a laser tape measure and may be subject to small discrepancies. Although a high level of care has been taken to ensure these details are correct, no guarantees are given to the



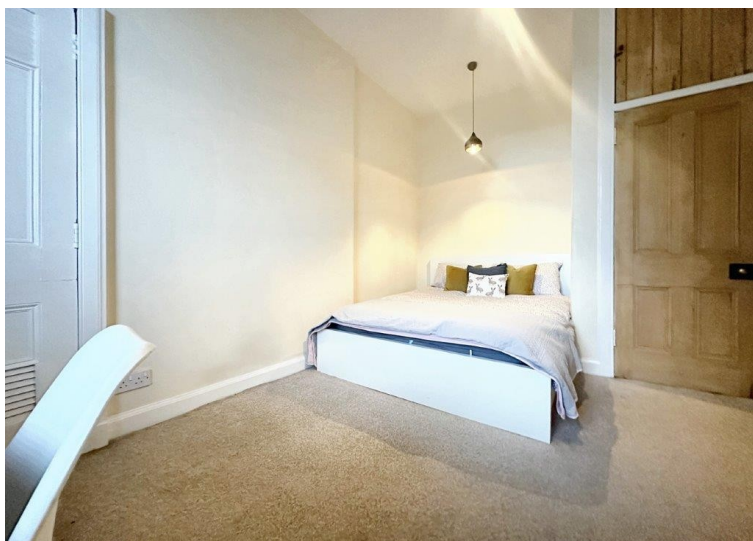
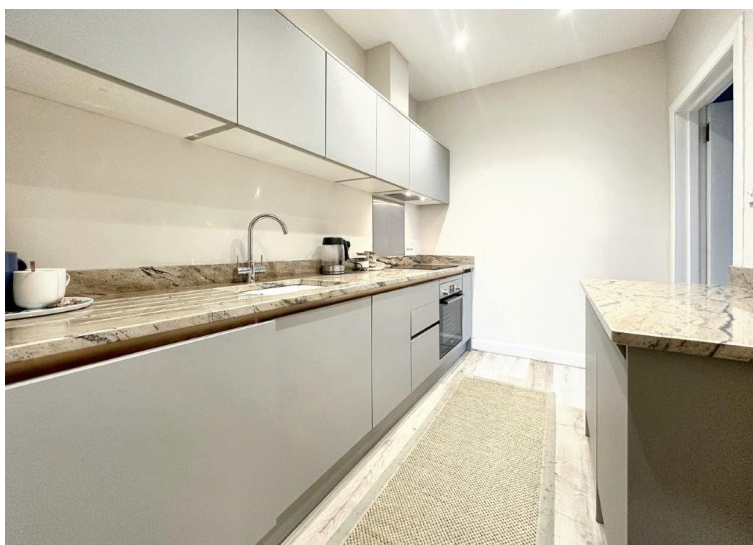
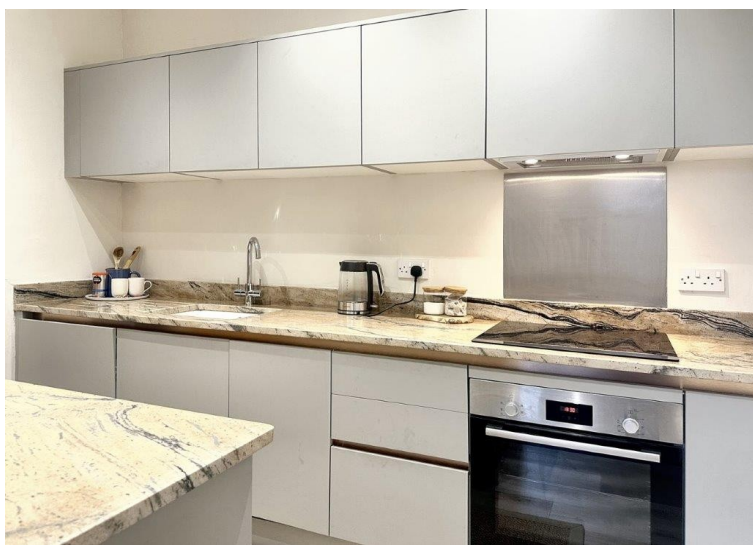
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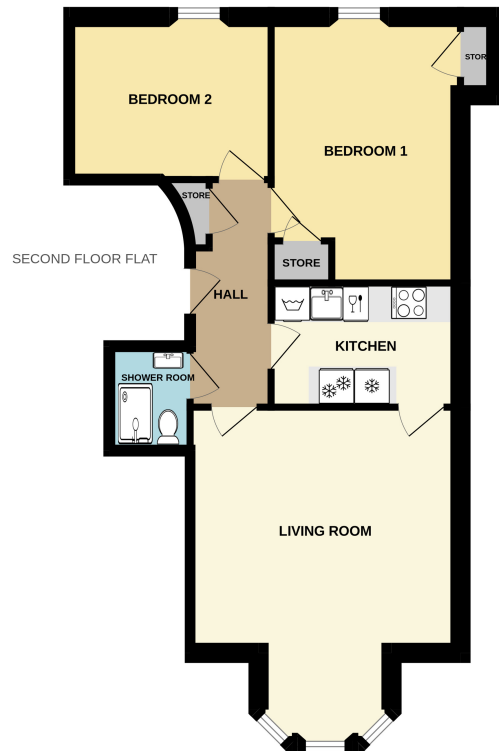
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FLOOR PLAN:



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ACCOMMODATION:

- HALL (4.55M X 1.20M) at widest
- KITCHEN (3.18M X 2.10M)
- BEDROOM 1 (4.50M X 3.17M) including cupboard
- LIVING ROOM (5.43M X 4.55M) into the bay
- SHOWER ROOM (1.76M X 1.29M)
- BEDROOM 2 (3.34M X 2.74M)

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