

23a Royal Terrace
New Town
Edinburgh
EH7 5AH

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Stylish basement flat with private courtyard located in the World Heritage New Town area which is one of Edinburgh's most prestigious and sought after areas. Royal Terrace is a short walk from the City Centre and situated just to the east of Princes Street in the heart of Edinburgh.

Within the vicinity there is an excellent range of local amenities and shops including the St James Quarter, Harvey Nichols and John Lewis. Good local shops and restaurants can also be found at nearby Elm Row, including the highly acclaimed delicatessen Valvona & Crolla. Further amenities can be found on nearby Broughton Street and York Place.

Excellent recreational facilities in the area include Edinburgh Playhouse and the Omni Centre which has a multi-screen cinema, Nuffield Health Fitness & Wellbeing Gym and numerous restaurants and bars.

For commuters Waverley rail station, the Tram Terminus and St Andrew Square bus station are close by, and the city bypass is readily accessible and offers links to Edinburgh International Airport, the Queensferry Crossing and the central motorway network

Pleasant walks through Holyrood Park, Arthur's Seat and Salisbury Crags are all easily accessible and magnificent views across the city and the Firth of Forth to Fife can be seen from Calton Hill which is home to the National Monument, the Nelson Monument and the Old City Observatory.

Internally the property is in excellent decorative order throughout and benefits from gas central heating, sash and case windows and good storage facilities including three private cellars.

PROPERTY DETAILS

- Welcoming entrance Hall. Wood panelling to dado height. Built in cupboard.

- Bright and spacious Living Room / Dining Room with astragal sash and case window to front. Window seat with storage below. Window shutters. Feature fireplace. Wood panelled to dado rail height. Recessed bookcase. Space for dining table and chairs.

- Fitted Kitchen with matching wall and base units. Integrated gas hob, electric oven and hood. Integrated dishwasher and washing machine. Solid wood work surfaces with integrated sink and tiled splashback. The fridge/freezer is included in the sale.

- Large Double Bedroom with window overlooking courtyard. Window shutter. Double doors to Study.

- Study with door giving direct access to the courtyard. Wood panelled to dado height. Wall mounted combi boiler.

- Family Bathroom with white three-piece suite comprising bath with mixer shower above and sliding shower screen, wash hand basin and WC. Mirror.



Viewing by appointment on 0131 524 3800


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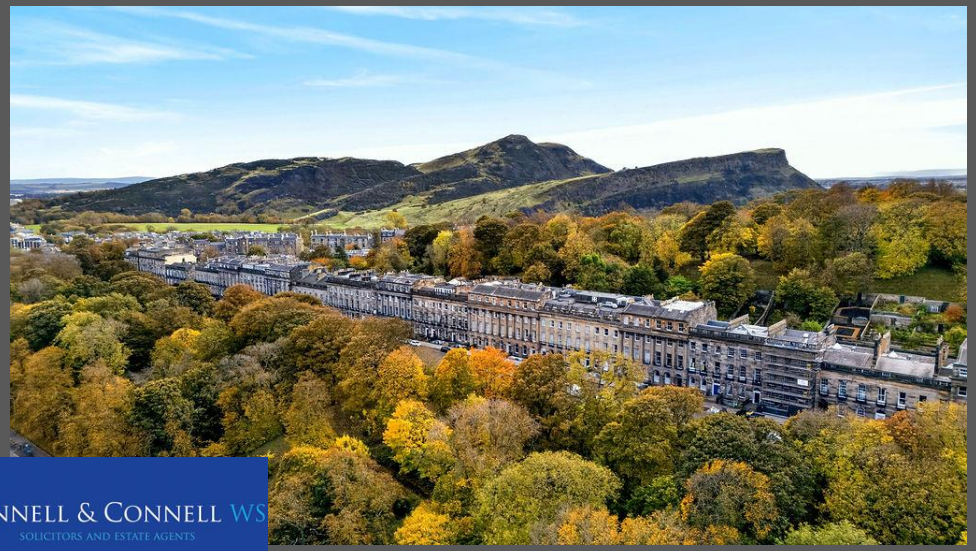
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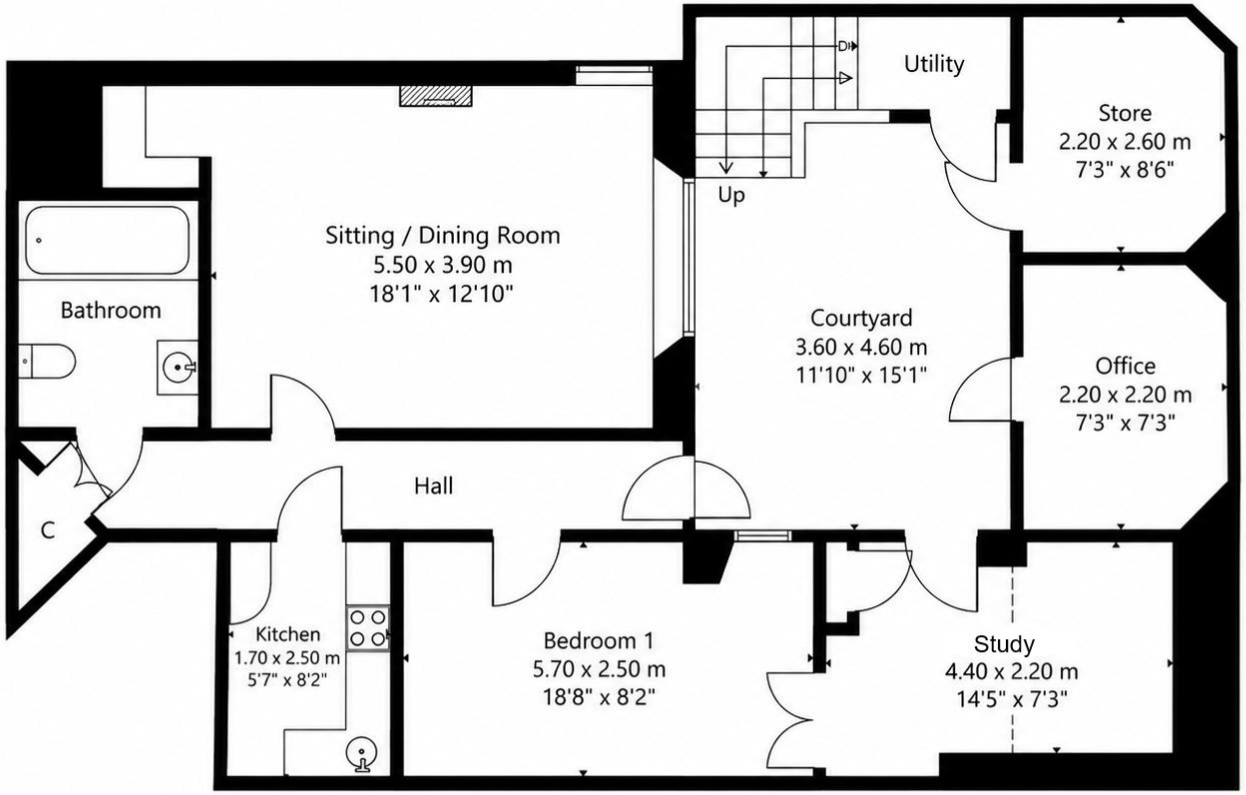






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LOWER GROUND FLOOR

Total: 772 sq. Ft, 72 m2
Basement Floor: 772 sq. Ft, 72 m2
Excluded Areas: Walls: 81 sq. Ft, 7 m2

N

External

Steps from Royal Terrace lead to the private courtyard with space for outdoor furniture. Two large lined cellars with electric lights, sockets, central heating and WiFi. One smaller lined cellar suitable for storage.

Owners can apply for membership of the beautifully maintained Regent, Royal and Carlton Terrace Gardens which feature a tennis court and lovely walks through approximately 10 acres of beautifully maintained grounds with a stunning array of established plants, shrubs and trees.

Resident permit parking is available nearby on application to the City of Edinburgh Council. Pay and display parking is available on Royal Terrace.

Energy Efficiency Rating: C
Council Tax Band: E

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* Please contact us for a free consultation or valuation

Connell & Connell are a traditional firm of family solicitors established in 1924 and dealing with all aspects of General Practice.

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