

28 (3F2) Scotland Street

New Town

Edinburgh

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Attractive top floor flat situated in the heart of Edinburgh's historic New Town Conservation Area and forming part of a substantial 'C' listed building. The flat is located in Edinburgh's prestigious Georgian New Town and Scotland Street is only a few minutes' walk from Princes Street and George Street with an extensive range of major retail outlets, popular restaurants and bars. The cosmopolitan areas of Stockbridge and Broughton Street which offer an array of individual shops, galleries, restaurants and coffee shops are also only a short walk away.

Schools catering for all age groups are easily accessible including The Edinburgh Academy, the Erskine Stewart's Melville Schools and Fettes College. Recreational facilities in and around the area include the nearby King George V Park, the extensive greenery of The Royal Botanical Gardens and Inverleith Park, Drummond Tennis Club, Glenogle Swim Centre, health clubs and walking/cycling opportunities along the Water of Leith walkway. A frequent public transport operates nearby to many parts of the City with a tram stop also located close by at St Andrew Square.

The property benefits from gas central heating, sash and case windows and good storage facilities. Attractive period features including working window shutters, dado paneling, decorative cornicing and original style doors.

Resident permit parking is available on application to The City of Edinburgh Council.

PROPERTY DETAILS

- Welcoming entrance Hall. Entryphone handset. Shelved cupboard. Cornice.

- Elegant Lounge / Dining Room with twin sash and case windows to front. Feature fireplace with marble surround and arched cast iron insert. Decorative cornice and ceiling rose. Wood paneling to dado height. Space for good sized dining table and chairs.

- Fitted Kitchen with matching wall and base units. Integrated hob, oven and grill. The washing machine and fridge/freezer are included in the sale. Plumbed for dishwasher. Ample work surfaces with stainless steel sink with drainer and tiled splashback. Twin skylights provide natural daylight. Combi boiler.

- Large Double Bedroom with window to front. Window shutters. Dado rail. Cornice.

- Attractive Bathroom with white three-piece suite comprising roll top bath, wash hand basin and WC. Mirror. Shelving. Extractor.

Energy Efficiency Rating - C

Council Tax Band - D



Viewing by appointment on 0131 524 3800


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Top Floor

Approx. 76.9 sq. metres (827.9 sq. feet)



Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of rooms and any other items are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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* Please contact us for a free consultation or valuation

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