



**54/1 Great King Street,  
New Town, Edinburgh EH3 6QY**



**CHARTERED FIRM**



**ELP**   
Arbuthnott  
McClanachan  
solicitors & estate agents



## HIGHLY DESIRABLE

### TWO-BEDROOM, GROUND FLOOR FLAT



The property for sale is a highly desirable two-bedroom, ground floor, A-Listed Georgian flat, with a fantastic location in Edinburgh's New Town, a stone's throw from the vibrant Stockbridge, with its excellent range of independent shops, cafes, restaurants, and a short walk into the city centre. The property has many original features which include plaster work and cornicing and has working shutters throughout. It has been decorated in a neutral Farrow and Ball palette complementing the engineered limed oak flooring in the hall, sitting room and kitchen. The accommodation consists of a magnificent, shared entrance which has stunning original ceiling plaster work, display arches and chequered floor tiles, entrance hallway, a most elegant sitting room with peaceful views to the rear. This room also has a ceiling rose, cornice work, additional plaster work and an Adam style feature fireplace with generous grate housing a living flame gas fire, dining kitchen which has been fitted with lots of glossy white cupboards, composite worktops and sink, glass splash backs and quality appliances. There are two bright double bedrooms, one with a generous fitted wardrobe and a luxurious bathroom with under floor heating, double shower compartment and free-standing bath. This is an ideal property for buyers looking for a stunning New Town property in most convenient location. It is thought keys are available for Queen Street Gardens on receipt of an annual fee.

Shared entrance  
Hall  
Sitting room  
Dining kitchen  
Two double bedrooms  
Bathroom  
Period features  
Gas central heating  
Permit and meter parking





## NEW TOWN

The New Town is situated in the heart of the City Centre and boasts an enviable range of local amenities. The local area has lovely open spaces including Calton Hill, one of the City's most popular attractions and Holyrood Park, a wonderful spot for an afternoon stroll and outdoor activities. The new St James Quarter is within a short walk of the property, offering a new shopping complex, a luxury hotel, a multi-screen cinema and restaurants. There is an excellent choice of cultural activities in the vicinity including Playhouse theatre, Vue cinema and art galleries. The property is well within reach of excellent public transport services such as the tram with direct links to Edinburgh Airport and Edinburgh Waverley is located within walking distance with direct routes to London.



### Extras

All fitted floor coverings and light fittings. The Smeg induction hob, Smeg microwave and double oven, extractor hood, fridge freezer and dishwasher. No warranties given.

### Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email [property@elpamsolicitors.co.uk](mailto:property@elpamsolicitors.co.uk)

### Council Tax Band

E

### Home Report Valuation

£550,000

### EPC Rating

C









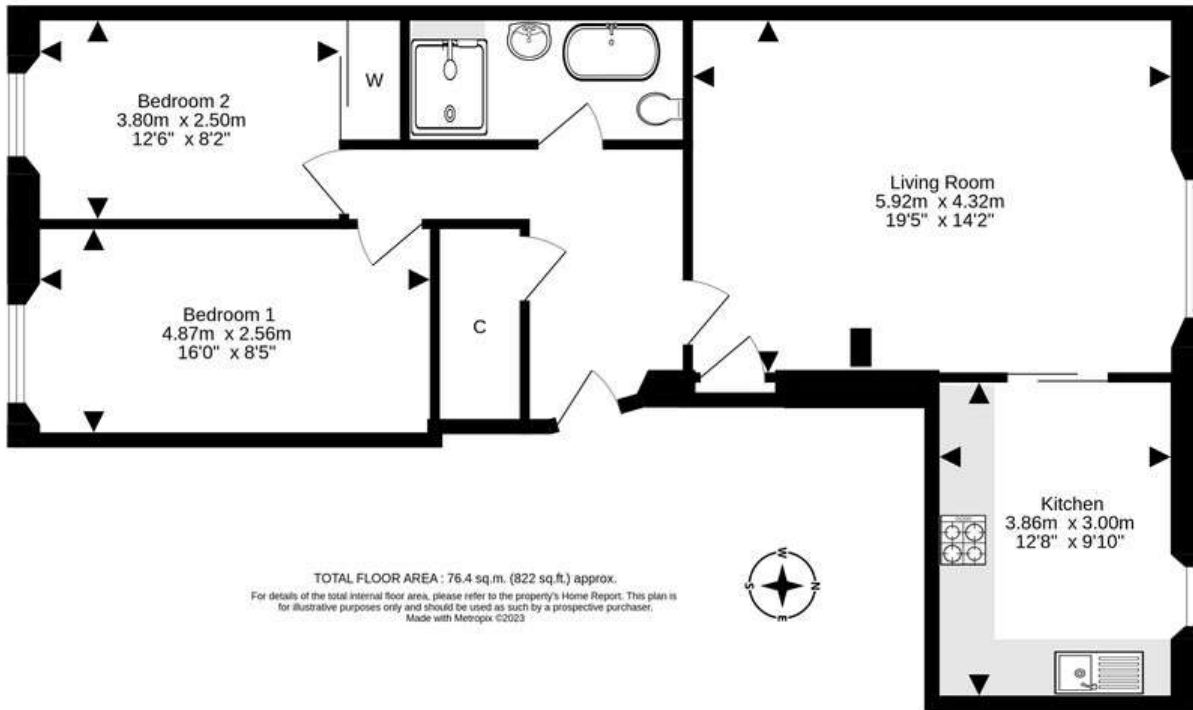












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