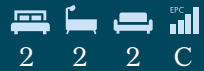


COULTERS<sup>®</sup>

16B Fettes Row  
Edinburgh  
EH3 6RH



Ideally located in New Town, in the heart of Edinburgh's City Centre, this stunning two-bedroom B-listed property is situated on a quiet cul-de-sac. This beautifully presented property is full of character and has been recently refurbished and redecorated to a high standard. The duplex flat is situated over the lower ground level, and garden level of this Georgian property. Entering through the main door on the lower ground level, the flat comprises a bright, welcoming entrance vestibule and hall, double bedroom, spacious sitting room, and three-piece family bathroom. Downstairs, there is a spacious hallway with a utility cupboard and an additional large cupboard, both providing excellent storage. The principal bedroom with ensuite shower room, and a fully fitted kitchen/dining room with direct access to the private rear garden. Close to the likes of Princes Street, George Street, cosmopolitan Stockbridge and more, the surrounding area offers a wide range of local amenities and choice of places to dine and shop. The property is well-served by excellent public transport links from regular bus services, tram lines and Waverley Station, all within walking distance and is in the provision of excellent schooling.



#### Sitting Room

The bright and spacious sitting room has been well-presented with neutral décor, featuring lush carpet, light walls, and feature fireplace. The large window lets in an abundance of light, creating an airy, peaceful space to relax in.



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#### The property comprises:

- Main door entrance with bright welcoming entrance vestibule and hall
- Spacious sitting room with large open outlook and feature fireplace
- Fully fitted kitchen with sunken level dining area and casual seating area
- Downstairs hallway with utility cupboard with storage and additional storage cupboard
- Two spacious double bedrooms with open outlooks
- Three-piece family bathroom and ensuite shower room in the principal bedroom
- Private stone walled south facing rear garden with inbuilt BBQ
- Access to the cellar

## Kitchen/Dining Room

On the garden level, there is a spacious, fully fitted kitchen with a built-in oven and microwave, electric hob with extractor hood and beautiful feature stone wall. This second reception room offers a sunken level for dining and relaxing with patio doors opening directly out onto the private stone walled south facing rear garden with in-built BBQ area, a tranquil oasis away from the hustle and bustle of the city centre.



## Hallway

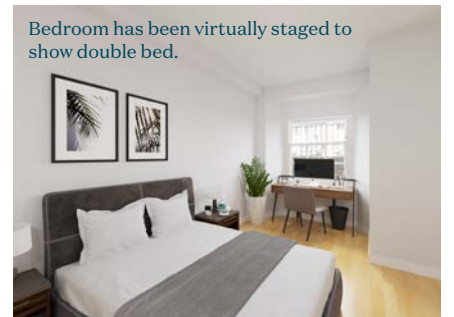
Bright, spacious hallways are situated on both levels of the property, with an additional utility room with extra storage located on the garden level.

## Bedrooms

The property benefits from two spacious double bedrooms, each with open outlooks, allowing plentiful natural light and neutral décor. The principal bedroom features a triple inbuilt wardrobe, with mirrors and internal lighting, and an ensuite shower room.



Bedroom has been virtually staged to show double bed.





## Bathroom

There are two bathrooms in the property, a three-piece family bathroom in traditional style with a shower over the bath and the principal bedroom benefits from a modern-fitted ensuite shower room, which has been tastefully decorated with modern finishes.



## Extras

Fittings and Fixtures included in the sale are:

All floor coverings (excluding rugs and mats), curtains, blinds, soft seating cushions in the lower-level reception room are included. In the kitchen, the built in fan oven, microwave, hob and extractor hood are included in the sale, as are the washer-dryer and the dishwasher in the utility room.



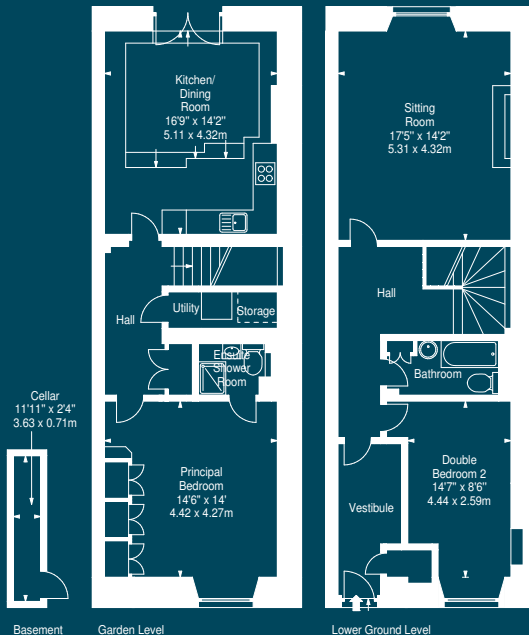
## Area

Superbly located in the New Town area of Edinburgh's City Centre, this property is situated on a beautiful, cobbled street in a quiet cul-de-sac. Close to the popular George St, Princes St, St Andrew Square and St James' Quarter, the area offers an excellent array of local amenities, from shops, restaurants, bars, and cafes, right on the doorstep. Also close to Stockbridge, the area boasts a plentiful choice of places to shop, dine and entertainment venues. Conveniently, a host of local supermarkets are all within a few miles including Waitrose, M&S, Sainsbury's, Tesco and more. There are multiple green spaces in the surrounding area including King George V Park, Inverleith Park and The Botanical Gardens. Furthermore, the property is ideally located within walking distance of Edinburgh Waverley Station and the tram line, and multiple bus routes located just at the end of the road, with excellent links through the city and to Edinburgh's City Airport. There is also an excellent provision for schools in the area. The property is in the catchment for Stockbridge Primary School, St Mary's Primary School, Broughton High, and St Thomas of Aquin's RC High.

Fettes Row,  
Edinburgh, EH3 6RP



Approx. Gross Internal Area  
1326 Sq Ft - 123.19 Sq M  
Cellar  
Approx. Gross Internal Area  
27 Sq Ft - 2.51 Sq M  
For identification only. Not to scale.  
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# WELCOME HOME <sup>©</sup>

## Terms & Conditions

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations.

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