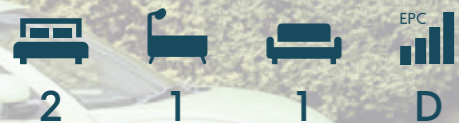


COULTERS[©]

WELCOME TO:

AIRLIE PLACE

4/7 Airlie Place, New Town, Edinburgh, EH3 5DU



AIRLIE PLACE AT A GLANCE:



Sought after
New Town location



Category C listed
apartment



East-facing bay
windowed living room



Walking distance of
Royal Botanic Gardens



Beautifully tended
shared garden



Swift access
to Stockbridge

EXTRAS:

All fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. Please note that other items may be available through separate negotiation.



A LITTLE BIT ABOUT THE PROPERTY:

Presented in pristine condition, this is an elegant two-bedroom traditional apartment in Edinburgh's prestigious and iconic New Town. On the third floor of a Category C listed Victorian tenement, it boasts sophisticated interiors, classically proportioned and light-filled accommodation, and an extremely well-kept shared garden. Located in an enviable position with exceptional retail, dining, and leisure amenities, as well as scenic green spaces nearby, this property offers an ideal opportunity for professionals, couples, or investors to acquire a home in this wonderful location.

- East-facing living room with bay windows, sanded timber flooring, Edinburgh press, intricate cornicing, a ceiling rose, and an original fireplace.
- Bright kitchen with grey shaker wall and floor units, wood-effect worktops, splashback, and dishwasher, fridge/freezer, extractor hood, gas hob, and oven.
- Spacious west-facing principal double bedroom with tasteful hardwood flooring, an Edinburgh press, and an open outlook over the rear gardens.
- Carpeted double bedroom currently used as a home office.
- Fully tiled bathroom with a chic grey and white interior. Boasts a newly installed rain shower over bath, washbasin built into vanity, WC and a chrome towel radiator.
- Gas central heating throughout.
- Secure entry system.
- Well kept shared garden with a neatly cut down lawn and borders.
- On-street (permit) parking.





LOCATION, LOCATION, LOCATION:

Edinburgh's prestigious and iconic New Town is one of the most sought-after residential areas in Scotland. Minutes from scenic green spaces, Airlie Place enjoys a pleasant fifteen-minute stroll from the liveliness of the City Centre.

Discover various artisan shops, and boutiques in nearby village-like Stockbridge, including Daisy Cheynes and Galerie Mirages, along with tempting cafés, bars, and eateries like Herbie's of Edinburgh Deli and La Bocca. The popular Sunday market sells global street food, crafts, and delicious fresh homemade produce.

When it comes to days spent outdoors you can choose from the world-renowned

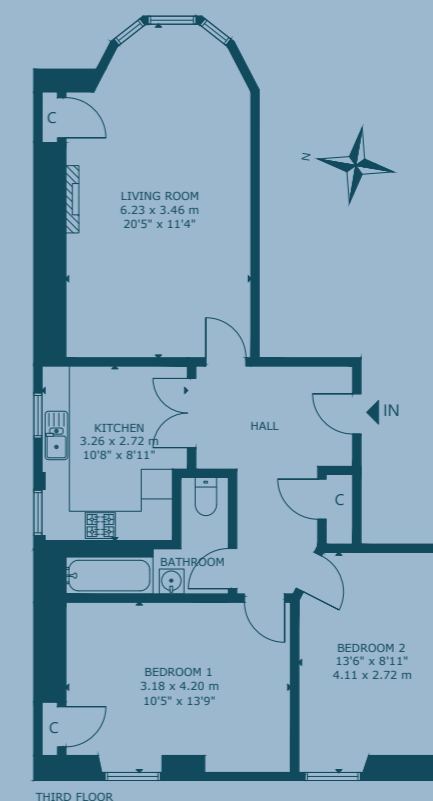
Royal Botanic Gardens, Inverleith Park or the leafy Water of Leith walkway that are all nearby.

Daily shopping needs are well-catered for on Dundas Street which has a Margiotta Food and Wine store whilst there is a large Tesco at Canonmills, and a Marks and Spencer at Craighleith Retail Park. Well-regarded schooling includes Stockbridge Primary and Broughton High with private choices such as Edinburgh Academy, and Fettes College nearby.

The area benefits from regular buses to Waverley Train Station, Edinburgh Bus Station, and the tram link to Edinburgh International Airport.



FLOOR PLAN:



4/7 Airlie Place, New Town, Edinburgh, EH3 5DU

Approx. Gross Internal Area

721 Sq Ft - 67 Sq M

For identification only. Not to scale.

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WE'D LOVE TO
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