

COULTERS®

WELCOME TO:  
HUNTINGDON PLACE

4/5 Huntingdon Place, Edinburgh, EH7 4AT



## HUNTINGDON PLACE A GLANCE:



Factor-maintained development



Stylish ground floor apartment



Allocated private parking



Walking distance of city centre



Landscaped grounds surrounding



South-facing Juliet Balcony



## EXTRAS:

All fixtures and fittings, including; electric cooker with hob, blinds, curtains, light fittings, carpets and fitted floor coverings. Additional items include fridge/freezer and washing machine.



## A LITTLE BIT ABOUT THE PROPERTY:

Enjoy the best in city centre living with this ground floor one-bedroom apartment within a popular factor-maintained modern development in sought-after Bellevue, on the fringes of the historic New Town. Well-presented throughout it is in move-in condition and offers sought after city living near to excellent local leisure and retail amenities and only a short walk from the heart of the city. This is an ideal home for a professional, first-time buyer, investor, or couple.

- A warm and welcoming generous carpeted entrance foyer with useful storage including a versatile box room
- Bright and spacious front-facing lounge with stylish wood effect laminate flooring and plentiful natural light due to floor to ceiling, South-facing French doors overlooking the leafy grounds. The space allows for a number of furniture configurations
- A stylish modern kitchen with excellent wall and floor storage, generous counter space and integrated appliances including fridge/freezer, washing machine, electric oven, and hob. Features striking floor tiles and offers room for comfortable dining
- A light, carpeted front facing double bedroom with built-in mirrored wardrobe
- A well-presented bathroom with three-piece white suite and wall-mounted shower, set against attractive tiling
- Gas central heating and double glazing throughout
- Private allocated parking space within secure shared garage
- Neat landscaped shared grounds
- Residential factor James Gibb

# LOCATION, LOCATION, LOCATION:

Situated in the iconic New Town, Bellevue is a popular residential area of the city thanks to its fabulous position. It is a short walk away from the city centre and all of its attractions, particularly the Playhouse Theatre, OMNI with its multiplex cinema, gym and well-known pubs and restaurants; and the newly opened prestigious shopping and leisure destination of St James Quarter.

Both the vibrant Broughton Street and Leith Walk are a short walk away and offer a wide array of independent retailers including the Sicilian Pastry Shop, fabulous restaurants such as the Educated Flea, Rollo and Vittoria's, artisan coffee shops like Artisan Roast and traditional pubs like the Joseph

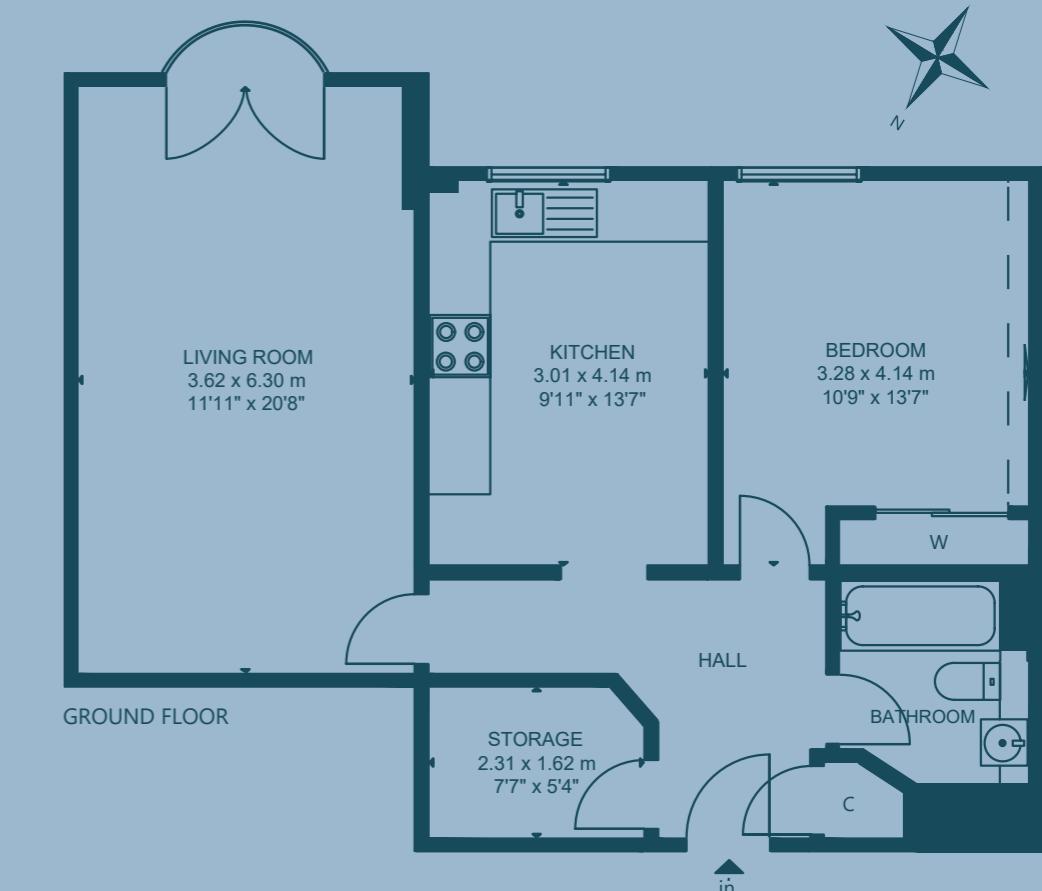
Pearce. There are gyms and fitness studios in the area including the nearby Tribe Yoga and both Inverleith Park and Calton Hill offer peaceful walks.

There is a wide variety of independent grocers nearby as well as a Sainsburys Local and Tesco Express. A large Tesco superstore is at the bottom of Leith Walk and Canonmills.

Edinburgh Bus Station and Waverley Railway Station are a 15 minute walk away. The new tram link will also provide superb transport services when it commences from Picardy Place in 2023.



## FLOOR PLAN:



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Approx. Gross Internal Area

736 Sq Ft - 68 Sq M

For identification only. Not to scale.

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