

COULTERS®

WELCOME TO: ROSE STREET

190/2 Rose Street, Edinburgh, EH2 4BA



ROSE STREET AT A GLANCE:



Enviable City
Centre Location



Two Bedroom
Apartment



Original period
features



World-Heritage New
Town street



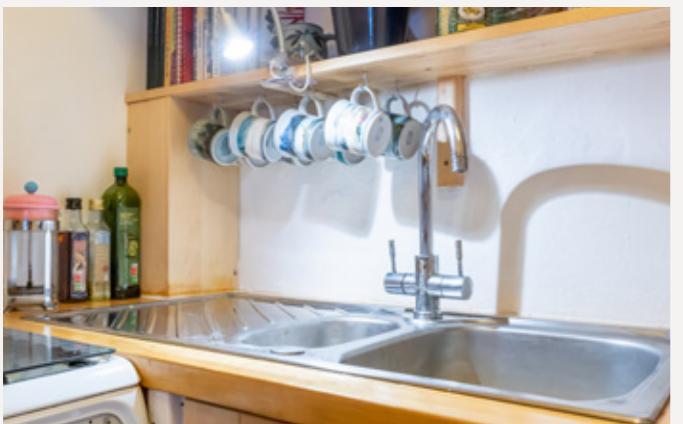
Princes Street
Gardens nearby



Excellent Schools &
Universities nearby

EXTRAS:

All fixtures and fittings, including; cooker, fridge freezer, washing machine & dishwasher, light fittings, carpets and fitted floor coverings. Please note that other items may be available through separate negotiation.



A LITTLE BIT ABOUT THE PROPERTY:

Enjoy fantastic city centre living with this stunning two-bedroom apartment within Edinburgh's historic Rose Street bordering Castle Street and Charlotte Square. Built as part of the New Town in 1767, this now pedestrianised World Heritage street is home to famous bars, cafes, shops and restaurants including The Abbotsford and Milnes. Immaculate throughout and occupying the second floor of a traditional tenement building, it retains many original period features complemented by elegant interiors. Surrounded by the best in leisure and retail amenities and in the very heart of Edinburgh, it would make an ideal home for a professional, investor, or couple.

- A warm and welcoming carpeted entrance hall with large, walk-in storage cupboard
- Bright and elegant carpeted living room overlooking Rose Street, with many period features including original sash and case twin windows featuring working shutters, stunning focal fireplace with intricate details, ornate cornicing, and Georgian alcove. Also has further storage within another large walk-in cupboard
- A well-designed, compact kitchen with ample wall storage and counter space
- A stunning carpeted principal double bedroom featuring a large original sash and case window overlooking Rose Street South Lane, high ceilings and stylish Edinburgh press. Benefits from an additional warm and inviting double bedroom
- Beautifully finished bathroom with three-piece white suite including indulgent rain shower over bath
- Gas central heating throughout controlled by a smart wireless thermostat
- Secure entry system and on-street permit parking
- Within the catchment area for access through application to Queen Street Gardens West (successful application comes with an annual fee)

LOCATION, LOCATION, LOCATION:

Rose Street offers an enviable and iconic city centre location in direct proximity to Edinburgh's Princes Street, George Street, Multrees Walk, and the new St James Quarter.

In terms of stylish restaurants, bustling bars and shopping you are spoilt for choice. Tigerlily, Las Iguana, Copper Blossom, Candy Bar and Continis, are just a few of the fantastic places to drink and dine. Well-known retailers such as White Stuff, Joules and Mint Velvet are nearby on stunning George Street.

All the city's major attractions including The National Portrait Gallery, the new Johnnie Walker Experience and the Scottish Gallery are all on the doorstep, as is the historic Royal Mile and the New Town.

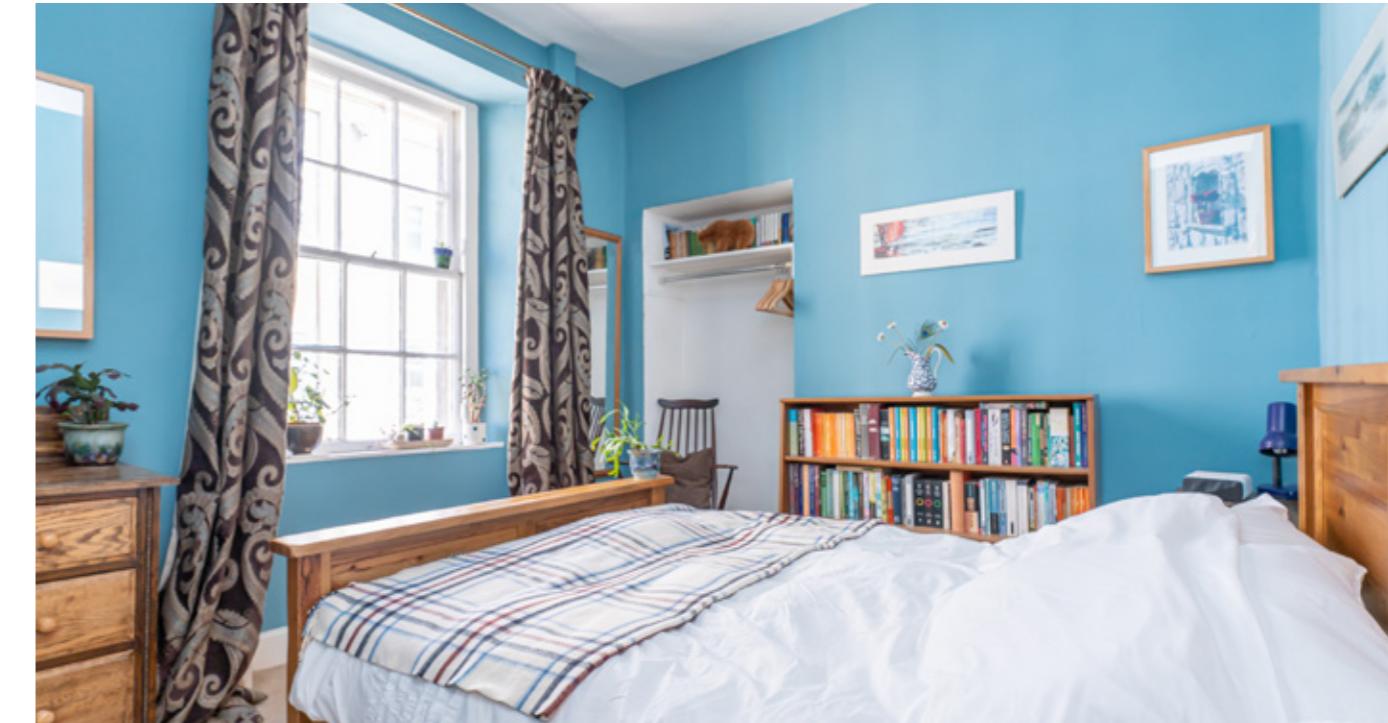
Stockbridge, which is a short walk away, boasts a range of independent shops,

delicatessens, restaurants and bars including Tom Kitchin's The Scran and Scallie and The Raeburn.

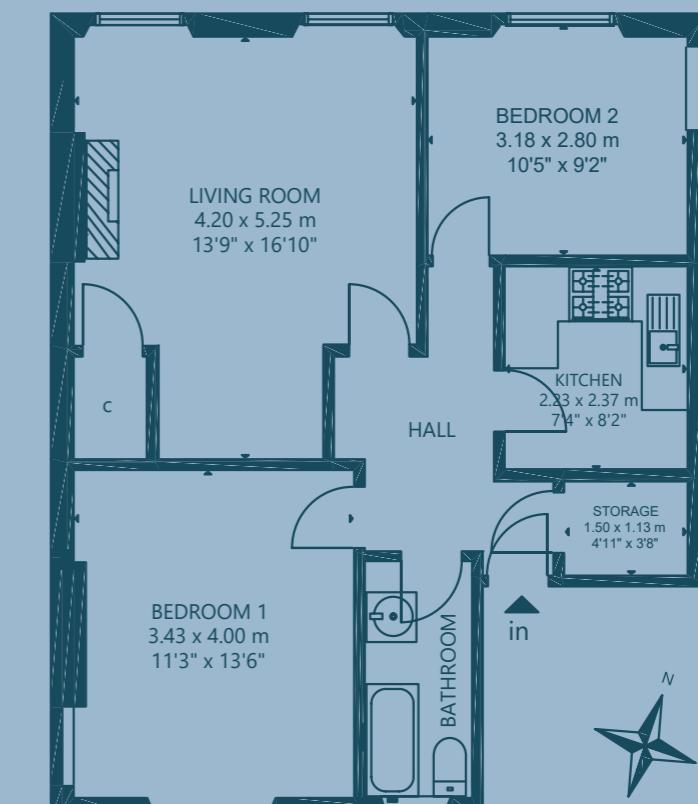
Lovely open green spaces are close at hand including the iconic Princes Street Gardens, Inverleith Park and the Royal Botanic Gardens.

This property is perfectly placed for access to some of the city's finest private schools including The Edinburgh Academy, Stewart's Melville College and George Heriots. In addition the highly regarded Stockbridge Primary and Broughton High School represent the excellent state school choices.

It is in an ideal location for both Waverley Railway Station and Haymarket, as well as the airport bus and tram links. The city bypass and motorway network are in easy reach.



FLOOR PLAN:



Full Address with POSTCODE

Approx. Gross Internal Area

710 Sq Ft - 66 Sq M

For identification only. Not to scale.

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