





B-LISTED VICTORIAN PROPERTY

Boasting an exclusive New Town address, this stylish first-floor flat, with two bedrooms and a dual-level living area, lies on the first floor of a handsome B-Listed Victorian townhouse, within strolling distance of Princes Street and has access to Drumsheugh Gardens (subject to a fee). This desirable city home enjoys a wonderfully airy ambience, with high-ceilinged rooms, large traditional windows, and tastefully minimalist interiors accompanied by period decorative features.

The flat is reached via a secure communal stairwell. On entering the home, you are met by an entrance hall with built-in storage and practical wood-toned flooring that flows seamlessly into the adjoining reception room. Benefiting from a large bay window and a lofty double-height ceiling, this inviting living area provides versatile floor space for comfortable seating and dining furniture, whilst stairs lead up to a cosy snug and home office area framed by elegant accent wallpaper. The reception area is also conveniently connected to the kitchen, via a set of glazed doors. Here, stylish wood-toned cabinetry and illuminated worktops are fully integrated with appliances to create a neat aesthetic. These comprise an oven, a microwave, a five-ring gas burner, a dishwasher, a fridge freezer, and a washing machine.

FEATURES

- Central location in New Town conservation area
- B-listed Victorian property
- Light & airy first-floor flat with tasteful décor
- Secure entry system
- Welcoming entrance hall
- Double-height living/dining room with bay window
- Snug/home office mezzanine
- Contemporary integrated kitchen
- Two bright bedrooms (1 with storage)
- Stylish bathroom with shower-over-bath
- Controlled on-street parking (Zone 1)





TWO BRIGHT BEDROOMS & A STYLISH BATHROOM

Also found within the home are two bright bedrooms, both carpeted for optimum comfort. The largest bedroom retains its period cornicework and is bathed in natural light from an impressive bay window with a classic panelled surround. This spacious room also benefits from a fitted wardrobe and direct access to the bathroom. Also reached from the hall, the chicly tiled bathroom comes replete with a basin, a hidden-cistern WC, and a shower-over-bath with a glazed screen.

Externally, on-street parking falls under Controlled Parking Zone 1. For outdoor recreation and relaxation, the flat is well-placed for easy access by foot to numerous scenic spaces including Princes Street Gardens and the Water of Leith walkway.

Please note, no warranties or guarantees shall be provided in relation to any of the moveables and/or appliances included in the price, as these items are to be left in a sold as seen condition.





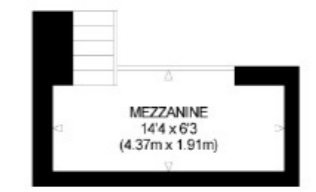
NEW TOWN

Nestled in the heart of the New Town, the property enjoys a prime location in Edinburgh's most prestigious postcode. Its excellent situation offers residents the finest amenities the capital has to offer, all within easy walking distance. On your doorstep you will find a superb choice of top-rated restaurants, cafés, fashionable bars and clusters of small speciality shops. The New Town hosts world-class shopping outlets including Harvey Nichols, John Lewis, Multrees Walk at St. Andrew Square, and St James Quarter, while Princes Street is lined with all the top name High Street retailers. Stockbridge offers a unique village atmosphere and the independent outlets here are arguably some of the best in the country. A selection of some of Scotland's finest art galleries are all in close proximity including the National Portrait Gallery, the Gallery of Modern Art and the Scottish National Galleries. For days out, picnics or scenic walks the tranquil Water of Leith at Stockbridge and the colourful Royal Botanic Gardens are both nearby. Edinburgh boasts some of the best private schools in the country. Both Fettes and Edinburgh Academy are close by, along with excellent state schools. For commuting to any part of the city or other parts of the country, the area offers an abundance of public transport services. The tram line runs from nearby all the way to the airport, whilst there are over 35 bus routes departing from the area and Waverley Station is conveniently close.

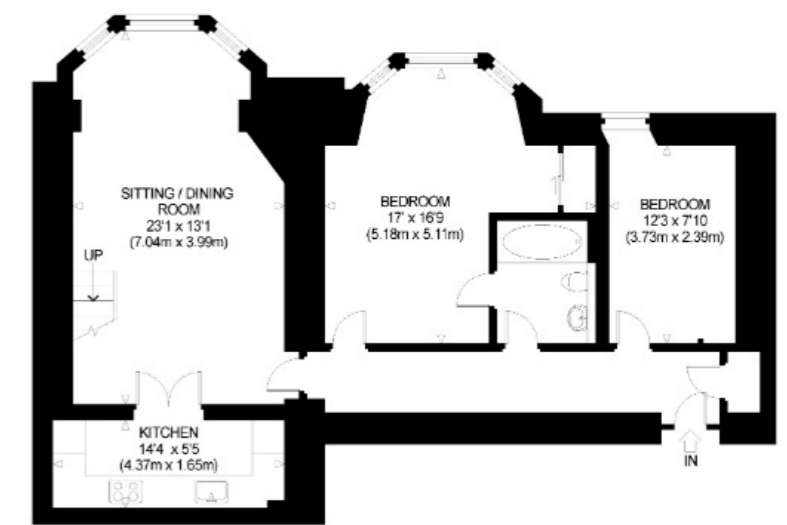
EPC RATING: **D**

COUNCIL TAX BAND: **F**

VIEWINGS
By appointment with Gilson Gray on 0131 516 5366



MEZZANINE
GROSS INTERNAL FLOOR AREA 95 SQ FT / 8.8 SQ M



FIRST FLOOR
GROSS INTERNAL FLOOR AREA 880 SQ FT / 81.8 SQ M

DRUMSHEUGH GARDENS
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 975 SQ FT / 90.6 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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