



# 34/6 BARONY STREET

NEW TOWN, EDINBURGH, EH3 6NY



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## 34/6 Barony Street

Set on the second floor of a handsome Georgian building in the city's New Town, within its historic conservation area, this south-facing flat enjoys two bedrooms, a spacious reception room, a dining kitchen, and neutral décor paired with modern touches and lovely period features. Externally, the flat benefits from access to a shared garden.

The flat's front door, which has a traditional brass pull doorbell, is approached via a secure shared stairwell and opens into a high-ceilinged hall. Leading off the hall to the left is a living room. Enjoying elegant proportions and offering plenty of space for a choice of lounge furniture, the neutrally decorated, wood-floored reception room boasts large twin south-facing windows with traditional surrounds and working shutters, as well as beautifully detailed cornicing and a characterful monochrome fireplace flanked by an open Edinburgh press. Along the hall, a kitchen awaits, adding a contemporary element to the home with modern charcoal cabinets, wood-inspired worktops, subway-tiled splashbacks, and integrated appliances comprising an oven, hob, extractor hood, dishwasher, and microwave. A tall, freestanding fridge/freezer is included, space is provided for an undercounter washing machine, and provision is made for a dining table and chairs. A clothes pulley and a charming window seat also feature.

The flat's two bedrooms continue the neutral décor of the preceding accommodation and the larger of the two features elegant cornicing, a picture rail, handsome wood flooring, working shutters, and a fireplace. A shower room and a conveniently separate two-piece WC complete the accommodation on offer. The home is kept warm by a gas central heating system.

Externally, the flat enjoys access to a shared garden and controlled parking falls under Zone 6.

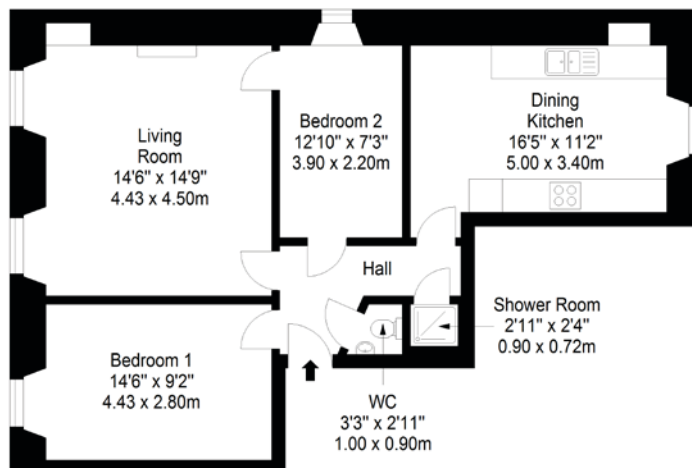
Extras: all fitted floor coverings, window coverings, light fittings, kitchen appliances, window seat cushion, and kitchen table and benches will be included in the sale.



## 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.

Second Floor  
Approx. 62.7 sq. metres (674.9 sq. feet)



Total area: approx. 62.7 sq. metres (674.9 sq. feet)



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