



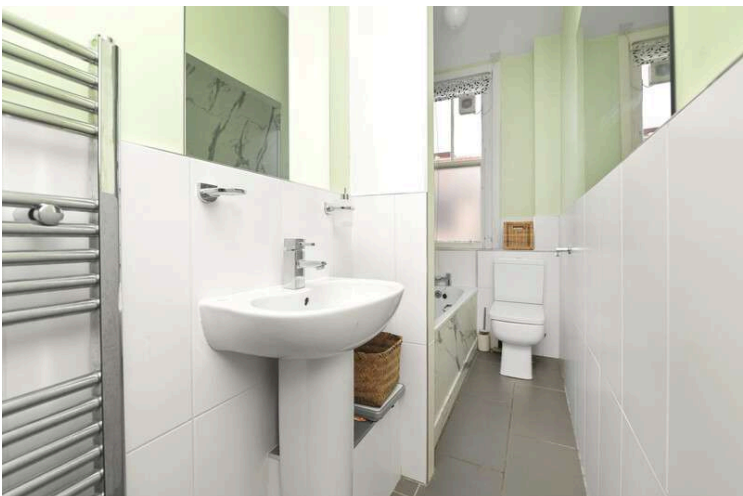
85 (3f1), Hanover Street, New Town, Edinburgh, EH2 1EE

[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)



McDougall McQueen present to the market this fabulous and rarely available one bedroom top floor flat forming part of a handsome Georgian building with access to the roof garden from the loft room. The property is ideally located in the heart of Edinburgh's fashionable New Town with a host of excellent amenities, restaurants, and bars nearby. The property would appeal to the rental investor, young professional and first time buyers alike. Presented to the market in excellent walk in condition and given the popularity of the location, we would recommend an early viewing.

- Welcoming reception hallway.
- Bright and spacious living room with a feature fireplace, stairs access to the loft room and roof garden.
- Fully fitted kitchen equipped with a range of wall and base units and a useful breakfast bar.
- Impressive double bedroom with twin windows offering lots of natural daylight.
- Loft room with a Velux window, door accesses the private roof garden.
- Bathroom comprising WC, wash hand basin, bath with shower over, ladder radiator and underfloor heating.
- Sash and case windows.
- Gas central heating.
- Zoned and metered parking.



## Location

Hanover Street is situated within the heart of the New Town district of Edinburgh, which boasts some of the capitals most impressive traditional architecture and is within easy walking distance of the city centre. There are an excellent range of specialist shops, supermarkets, cafes, bars and restaurants in the immediate area and all of Princes and George Street's extensive amenities are close at hand. The nearby districts of Inverleith and Stockbridge are within close proximity offering a great selection of boutique shops, local butchers and popular bars and cafes. There are an abundance of leisure activities on the door step including some of central Edinburgh's wonderful Art Galleries and Museums, the Water of Leith walkway, The Royal Botanic Gardens and Inverleith Park. There are regular buses to all parts of the City and beyond including Waverley train station and Edinburgh Airport.

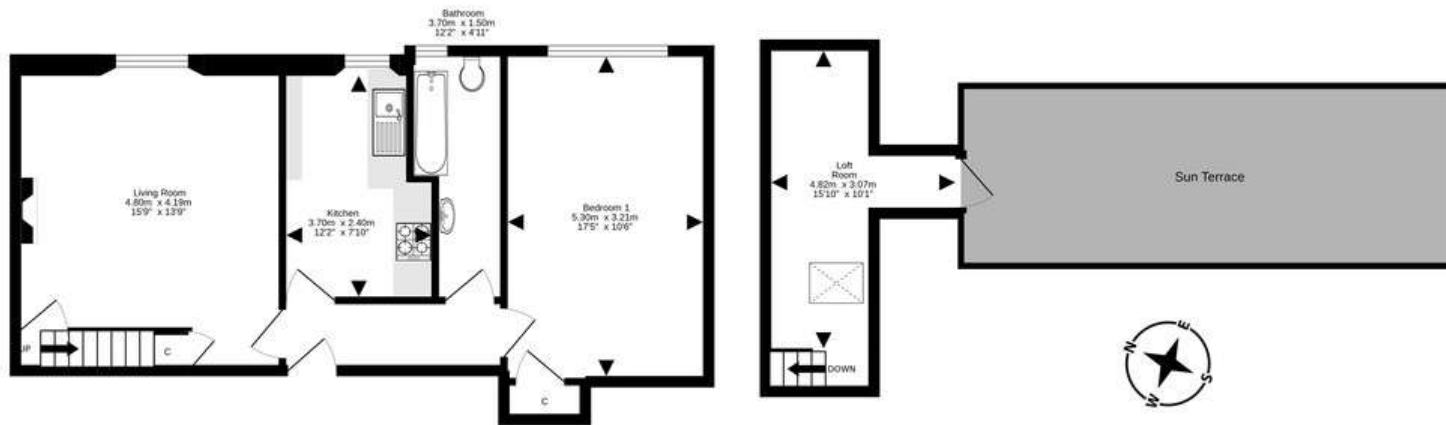
## Extras

Included in the sale are the fixtures & fittings, kitchen appliances and window coverings. Furniture included in the sale price.

## Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - D



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

