



COULTERS ©

WELCOME TO:
ROSE STREET

127 (1F1) Rose Street, New Town, Edinburgh, EH2 3DT

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ROSE STREET AT A GLANCE:



Central location



Category B-Listed apartment



Living room with Rose Street view



Walking distance of Princes Street Gardens



Minutes from George Street



First-class leisure and dining amenities

EXTRAS:

All fixtures and fittings, including; blinds, light fittings, carpets and fitted floor coverings. Please note that other items may be available through separate negotiation.



A LITTLE BIT ABOUT THE PROPERTY:

A bright studio apartment in the heart of Edinburgh's historic New Town. Situated on the cobbled Rose Street, one of Edinburgh's most iconic streets bordered by Castle Street and Frederick Street, this charming home offers immediate access to Edinburgh's city centre attractions. With such a sought-after location surrounded by first-class amenities, access to green spaces, transport links, and iconic cultural attractions, it represents a rare opportunity for a desirable buy-to-let, home, or pied-à-terre. The property has previously been a highly successful holiday let and to comply with new regulations, a formal application has been submitted to the council for change of use of the property to a self-catering apartment.

- Light-filled and spacious first-floor with wood-effect flooring, a neutral décor, built-in cupboard, and twin sash and case windows overlooking Rose Street.
- Compact kitchen adjoining the living room with ample wall and floor units, worktops and splashback tiling. It also provides space for intimate dining.
- A bright and spacious attic room with sash windows and accessed via a ramsay ladder.
- Walk-in shower room with WC, washbasin, and a towel radiator.
- Secure entry.
- Gas central heating throughout.
- On-street (permit) parking.



LOCATION, LOCATION, LOCATION:

Designed as part of James Craig's original 1767 New Town Plan, Rose Street sits at the heart of Edinburgh's historic New Town, recognised as a UNESCO World Heritage site. Bordered by Castle Street to the west and Frederick Street to the east, and minutes from Princes Street and George Street this property is in a coveted and prestigious location.

Exceptional amenities surround it, whether it be shopping on the grand thoroughfare of nearby George Street, experiencing the newly opened multimillion pound retail and leisure destination of St James Quarter, or enjoying the fashionable restaurants and bars of Tigerlily, Copper Blossom, and Chaophraya amongst others.

Discover some of the City's most iconic attractions, including Edinburgh Castle

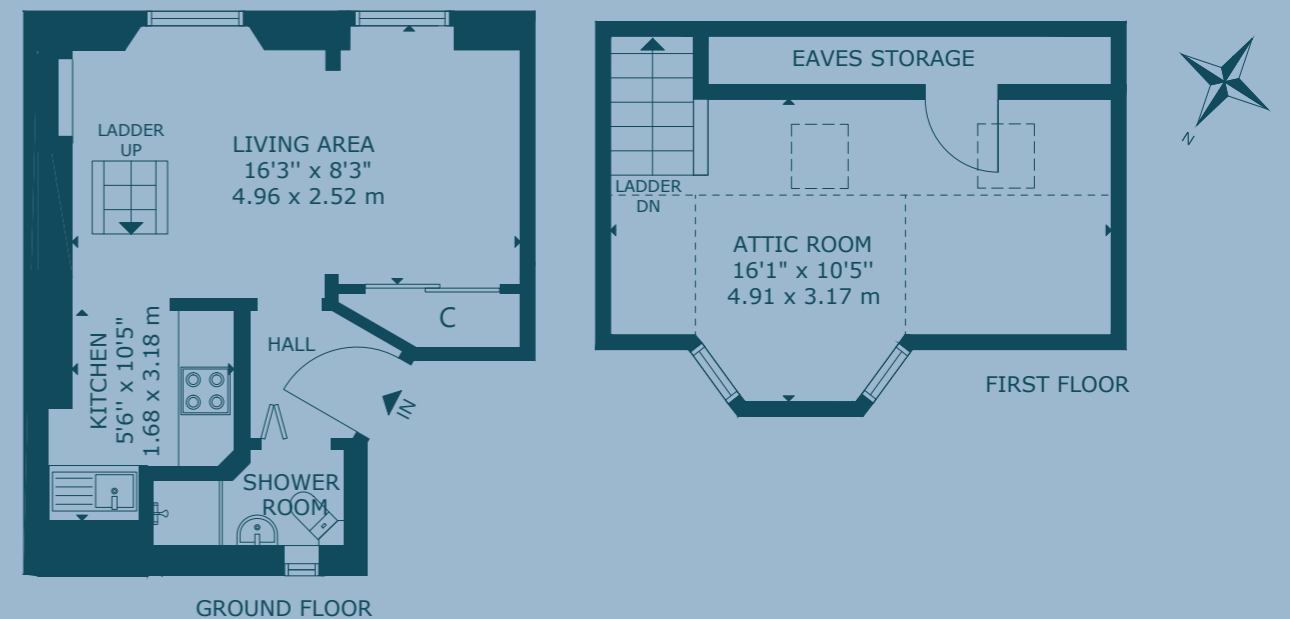
and The Scottish National Gallery or take in beautiful green spaces such as the expanse of Princes Street Gardens and the scenic views from Calton Hill.

For indoor recreation visit the Nuffield Health and Fitness Wellbeing Gym, VUE cinema, and Edinburgh Street Food Hub at the popular entertainment destination of the Omni Centre. Daily shopping needs are well-catered for at Sainsbury's Local, Co-op Food, and a Marks and Spencer Food Hall, all minutes away.

Exceptional transport links are within walking distance, including Waverley Train Station, Edinburgh Bus Station, and the tram link to Edinburgh International Airport, as well as regular bus services taking you throughout the City.



FLOOR PLAN:



127 (1F1) Rose Street, New Town, Edinburgh, EH2 3DT

Approx. Gross Internal Area

447 Sq Ft - 41 Sq M

For identification only. Not to scale.

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WE'D LOVE TO
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