



GILSON GRAY

LAW • PROPERTY • FINANCE

2A ROYAL CRESCENT

New Town, Edinburgh, EH3 6PZ



This main-door, two-bedroom (plus box room), lower ground-floor apartment forms part of an A-listed Georgian building (1825) in Edinburgh's prestigious New Town conservation area. The charming property offers bright and spacious accommodation that is presented in light hues and with quality fixtures and fittings. It has a private garden, access to permit parking, and a highly desirable location, within easy reach of superb amenities, transport links, and the city centre.

Extras: all fitted floor coverings, light fixtures, and integrated kitchen appliances to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.



FEATURES

- Spacious lower ground-floor apartment
- Part of an A-listed Georgian building
- In the New Town conservation area
- Private main-door entrance
- Central hall with storage and WC
- Living room with feature fireplace
- Large, well-appointed dining kitchen
- Versatile study/home office
- Two bedrooms and a box room
- Premium 2pc bathroom with shower
- Excellent storage and two cellars
- Low-maintenance private garden
- Controlled permit parking (Zone 6)
- EPC Rating - C
- Council Tax Band - E

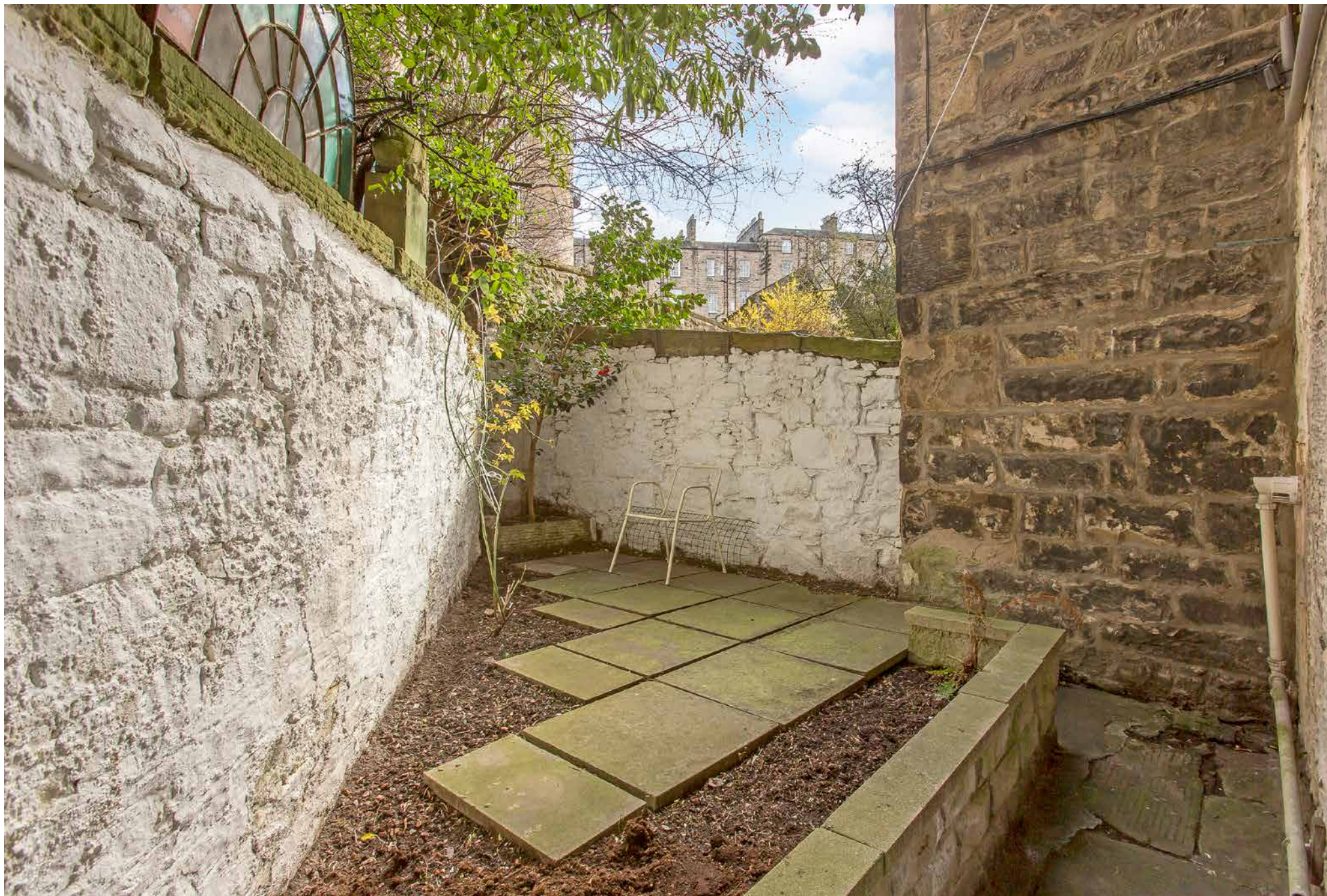






"TWO BEDROOMS & A BOX ROOM AND A PREMIUM 2PC BATHROOM WITH SHOWER"

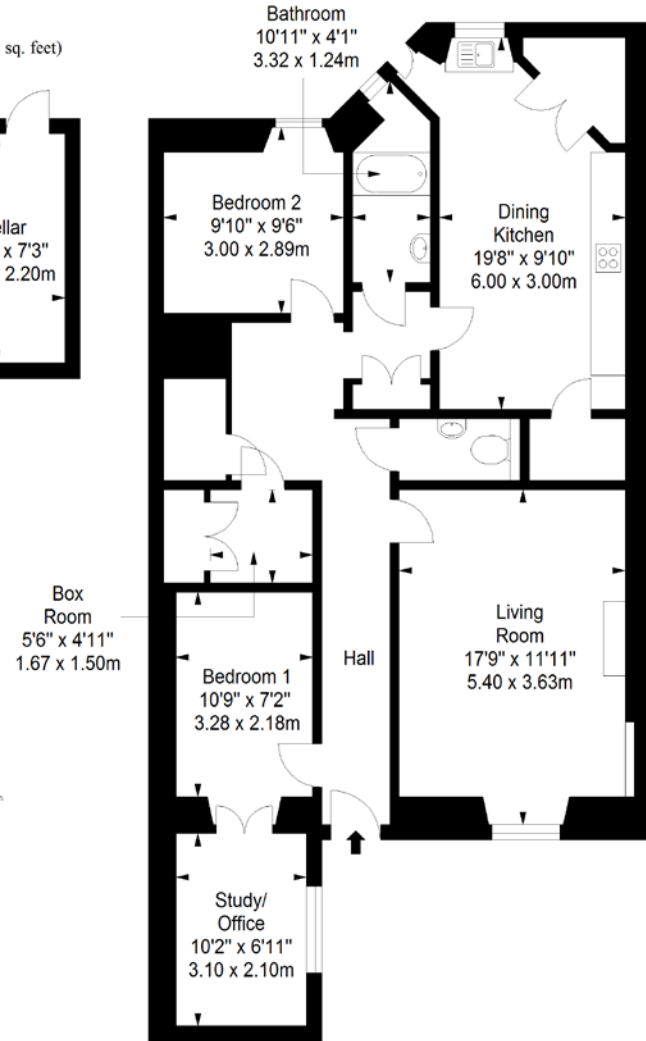
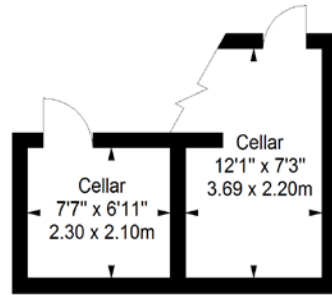




FLOORPLAN

Lower Ground Floor
Approx. 92.1 sq. metres (991.4 sq. feet)

Cellar
Approx. 13.5 sq. metres (145.3 sq. feet)



Total area: approx. 105.6 sq. metres (1136.7 sq. feet)



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