




COULTERS[©]

23B/1 FETTES ROW

NEW TOWN, EDINBURGH, EH3 6RH

 2 BED  1 BATH  1 PUBLIC









TAKE A LOOK INSIDE

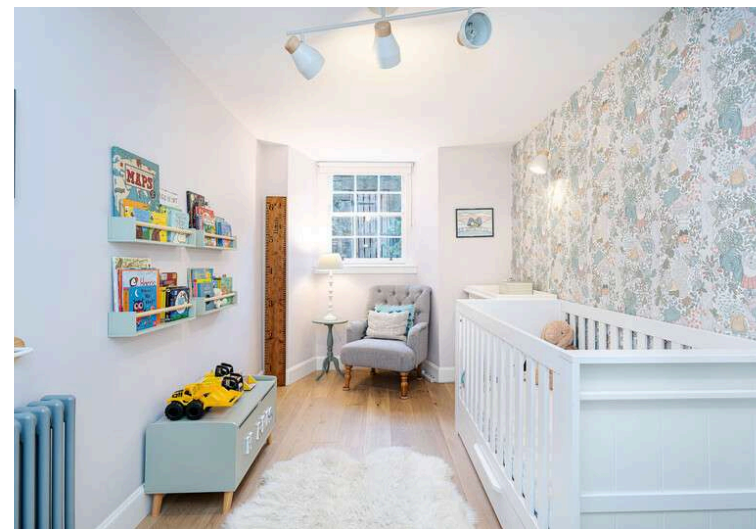
This is an exceptional, fully renovated two bedroom apartment which occupies a highly sought after location within the New Town Conservation area, just a short stroll from the heart of the city centre. On a peaceful, no through street, the property is positioned on the lower ground level of a B-Listed tenement, which dates back to circa 1821. A complete renovation of the property was carried out in 2022 meaning the accommodation is presented in 'turn key' condition throughout. The property shares a main entrance with just one other apartment, and benefits from communal storage within the welcoming hall. Inside the flat itself, there is a generous hall with a mirrored cloaks cupboard. There is an extensive living/dining room which is perfect for both relaxing and socialising. An electric stove and mantel have been fitted, providing a warm focal point for the room. The wonderful shaker style kitchen with herringbone tiling, belfast sink, integrated appliances and range cooker, flows seamlessly from the living area and also offers ample room for dining.



KEY FEATURES

-  Beautifully presented basement flat
-  Two double bedrooms
-  Shared front courtyard
-  Permit parking available
-  Highly desirable New Town location
-  Excellent amenities, all accessible on foot





The two bedrooms are beautifully decorated doubles with luxurious finishes including oak flooring and traditional style radiators which also feature throughout the home. There is a well-designed, modern bathroom suite with P-shaped bath, overhead waterfall shower, large vanity unit and basin, WC and traditional style towel rail, all in white, with chrome hardware which is offset by the statement tiling on display. The property is fitted with single glazed sash and case windows and gas central heating.

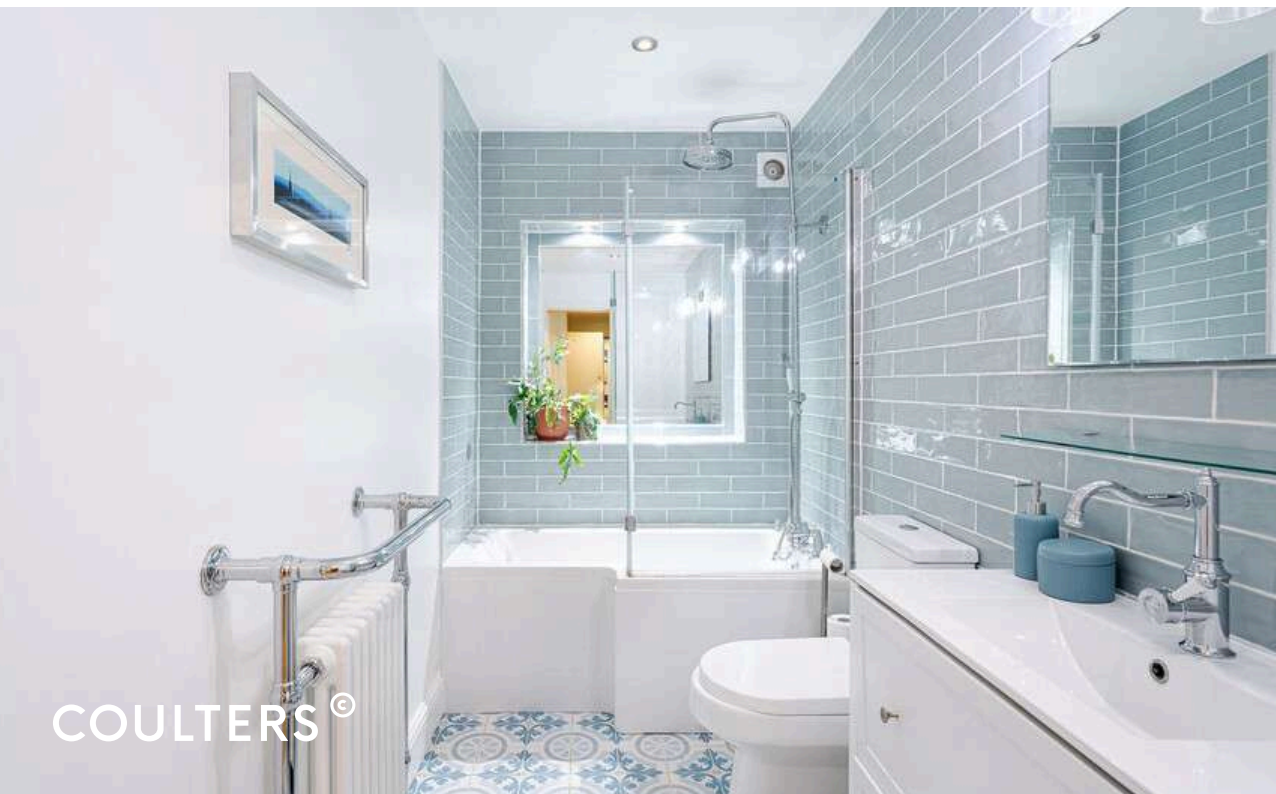
There is a shared courtyard area to the front of the property and permit parking is available. Owners can apply for access to East Circus Place Gardens and Queen Street Gardens (centre).





THE LOCAL AREA

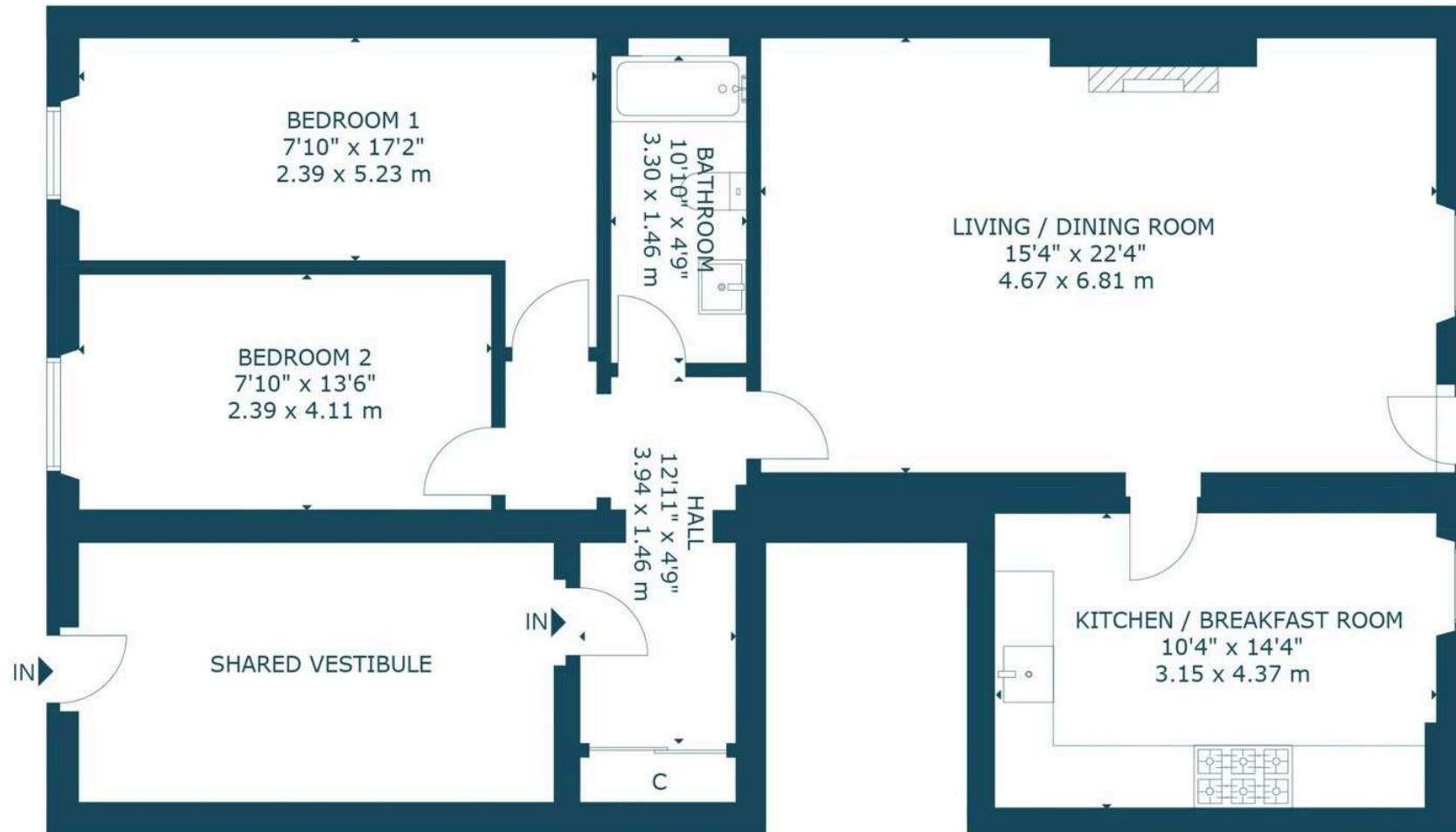
Fettes Row enjoys a prime position in Edinburgh's New Town, a UNESCO World Heritage Site. It is a short walk from from St James Quarter, Multrees Walk, Princes Street, and George Street. There are exceptional bars and restaurants right on the doorstep whilst theatres, cinemas, galleries, and Edinburgh's globally renowned cultural attractions are all in easy reach, from The Playhouse and The Scottish National Portrait Gallery to The Everyman Cinema and Scott Monument. Fantastic recreational opportunities within walking distance include Nuffield Gym at the Omni Centre and Bannatyne's Health Club on Queen Street. The area offers a host of green spaces including The Royal Botanic Garden, Inverleith Park and the Water of Leith Walkway. Daily shopping needs are met by the many high street and independent local supermarkets and delis, whilst larger stores such as the Tesco at Canonmills and Waitrose in Stockbridge, are also nearby. An ideal location for superb transport links, Edinburgh Waverley Train Station and bus station are both within walking distance and the trams offers direct access Edinburgh Airport and down to the coast at Newhaven.



EXTRAS

All light fittings, blinds, fitted flooring, integrated dishwasher, washer dryer and fridge freezer are included in the sale price. Other items may be available subject to negotiation.





LOWER GROUND FLOOR

23B/1, FETTES ROW, EDINBURGH

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA EXCLUDING THE SHARED VESTIBULE 980 SQ FT / 91 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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 www.coultersproperty.co.uk

 0131 603 7333

 enquiries@coultersproperty.co.uk

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.