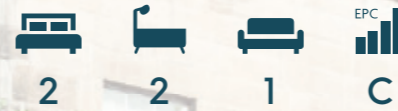


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WELCOME TO:

# GREAT KING STREET

80/1F Great King Street, New Town, Edinburgh, EH3 6QU



## GREAT KING STREET AT A GLANCE:



Prestigious New  
Town setting



Category A listed  
first floor apartment



Fine period details  
throughout



Minutes from the  
City Centre



The Royal Botanic  
Garden close by



Cosmopolitan  
Stockbridge nearby

## EXTRAS:

All fixtures and fittings, including; light fittings and fitted floor coverings.



## A LITTLE BIT ABOUT THE PROPERTY:

Forming the first floor of a handsome Category A listed tenement on one of the New Town's finest streets, this is a magnificent apartment. Boasting elegant proportions, and an abundance of natural light, it is a perfect example of an elegant Georgian home with tasteful contemporary touches. Exceptionally well-presented and occupying a coveted location minutes from George Street and St Andrew Square it is a rare opportunity for a central pied-à-terre, desirable investment, or city home.

- Spectacular living room overlooking Great King Street and boasting wooden flooring, twin sash and case windows with working shutters, intricate cornicing, a ceiling rose, cast iron radiators, and an original white marble mantelpiece with wood-burning stove.
- Stunning bespoke kitchen accessed from the adjoining living room by elegant double doors. Full-height windows with a wrought iron balcony give a breathtaking aspect over the rear gardens and flood the space with natural light.
- Unique upper-level study or home office.
- Principal double bedroom with a peaceful rear aspect, bespoke wardrobes, and a luxurious en-suite shower room.
- Second double bedroom boasting cast iron radiators, original cornicing, working shutters, and wooden flooring.
- Contemporary high-spec bathroom.
- Gas central heating throughout.
- Access to Queen Street garden on payment of an annual fee.
- On-street (permit) parking.





## LOCATION, LOCATION, LOCATION:

Great King Street enjoys a prime position in Edinburgh's New Town, a UNESCO World Heritage Site. A wide cobbled street it is minutes away from St James Quarter, St Andrew Square, Princes Street, and George Street. Picturesque green spaces including the iconic Princes Street Gardens in the shadow of Edinburgh Castle, The Royal Botanic Garden, and St Andrew Square Gardens are just a short walk as is Queen Street Gardens.

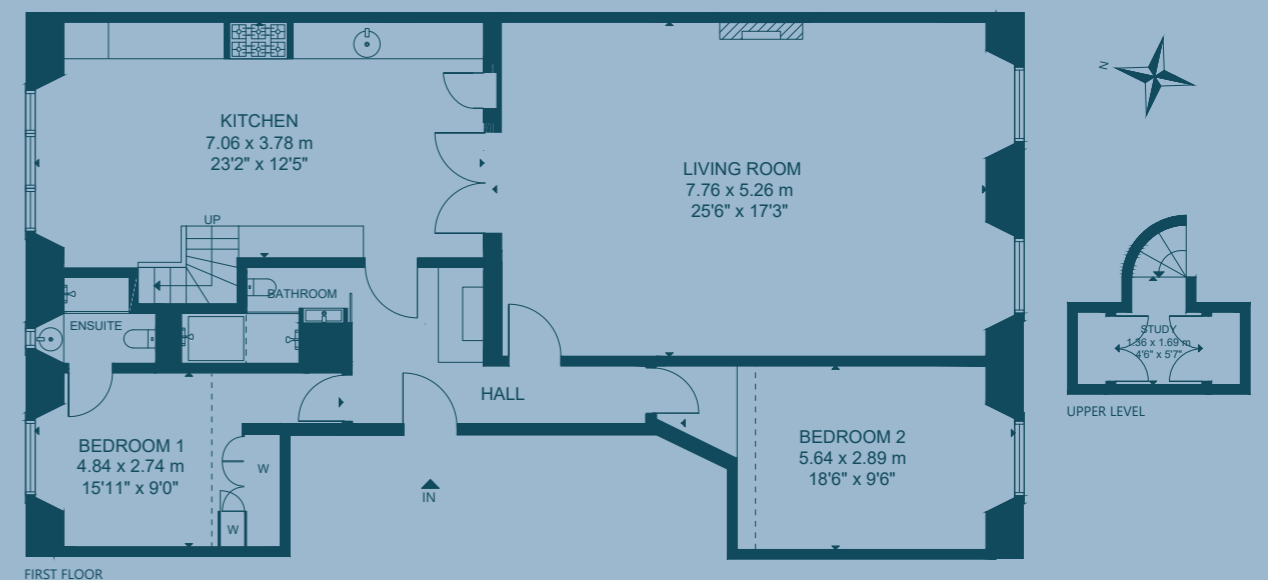
Fantastic recreational opportunities within walking distance are available at Bannatyne's Health Club on Queen Street, Nuffield Health and Fitness Wellbeing Gym at the Omni Centre, and Drummond Lawn Tennis Club. Due to its coveted location, there are exceptional bars and restaurants right on the doorstep from those in the scenic setting of St Andrew Square including The Gleneagles

Townhouse to Lady Libertine and The Ivy, alongside The Alchemist, The Real Greek and Bonnie and Wild at the world-class entertainment and retail destination of St James Quarter. High-quality independent retailers, coffee shops, and delicatessens can be found in nearby Stockbridge. There is a Tesco Supermarket at Canonmills and a large Waitrose at Comely Bank.

Local schooling includes Stockbridge Primary School and Broughton High School, with private choices such as The Edinburgh Academy, George Heriot's School, and Fettes College all close by. The property's central location means it enjoys excellent transport links including Edinburgh Waverley Train Station, Edinburgh Bus Station, and the tram network with routes to Leith and Edinburgh International Airport.



## FLOOR PLAN:



80/1F Great King Street, New Town, Edinburgh, EH3 6QU

Approx. Gross Internal Area

1,250 Sq Ft - 116 Sq M

For identification only. Not to scale.

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