



GILSON GRAY

LAW • PROPERTY • FINANCE

4/3 BAXTER'S PLACE

New Town, Edinburgh, EH1 3AF



Set in the heart of the New Town, within its UNESCO World Heritage Site conservation area, this second-floor flat forms part of a handsome, A-listed building and offers light and airy accommodation enhanced by neutral interiors and characterful period features. The flat accommodates a generous, triple-aspect reception area, a kitchen, two bedrooms, and a bathroom, and is sure to appeal to those looking for a central city abode with outstanding amenities enviably close by.

Extras: Kitchen appliances comprising a cooker, fridge/freezer, dishwasher, and washing machine will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.

FEATURES

- A-listed building in the New Town
- Within the New Town conservation area
- Well-proportioned second-floor flat
- Neutral interiors and period details
- Secure shared stairwell
- Entrance hall with storage
- Triple-aspect living/dining room
- Attractive kitchen
- Two double bedrooms
- Bathroom with roll-top bathtub
- EPC rating - C
- Council Tax Band - E







"WELL-PROPORTIONED
SECOND-FLOOR FLAT WITH
TWO DOUBLE BEDROOMS
AND A BATHROOM WITH
ROLL-TOP BATHTUB"

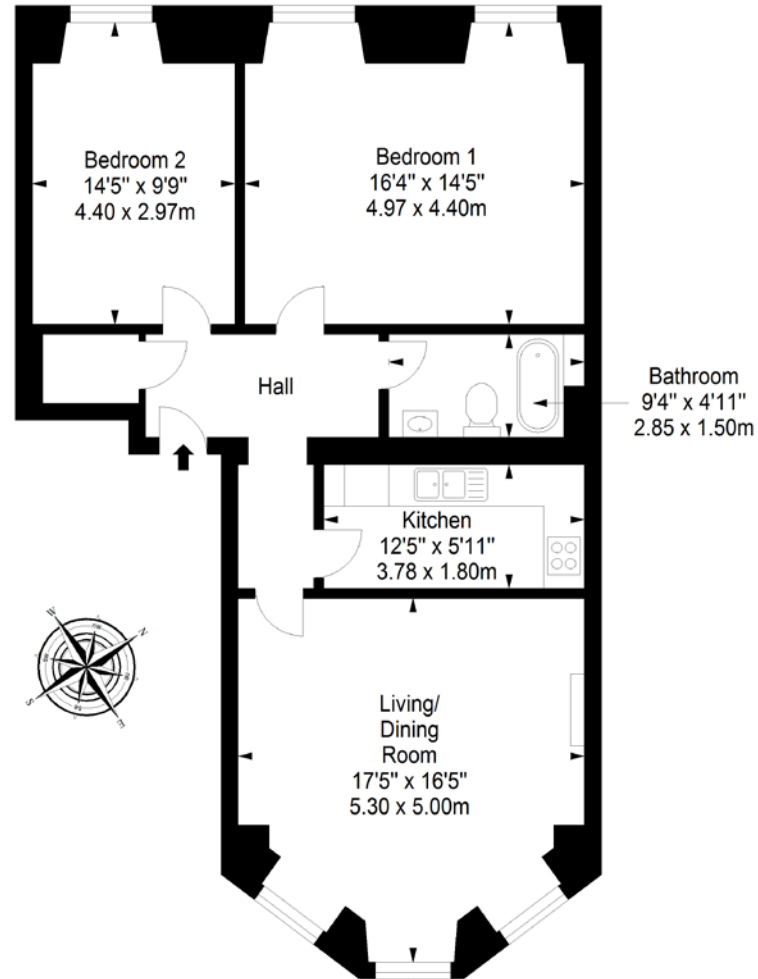




FLOORPLAN

Second Floor

Approx. 80.2 sq. metres (863.3 sq. feet)



Total area: approx. 80.2 sq. metres (863.3 sq. feet)



GILSONGRAY.CO.UK

EDINBURGH

29 Rutland Square
EH1 2BW
0131 516 5366



GLASGOW

160 West George Street
G2 2HQ
0141 530 2021



EAST LOTHIAN

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EH39 4AG
01620 893 481



DUNDEE

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BORDERS

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