

**12/1 Great Stuart Street
Edinburgh EH3 6AP**

Offers over - £525,000

- Hallway with two large storage cupboards
- Living room featuring ornate corning, centre rose, Juliet balcony, gas fireplace and large box room off it
- Breakfasting kitchen with gas cookers
- Three double bedrooms with master featuring large storage cupboard
- Shower room with two-piece suite and electric walk in shower
- Electric heating and sash and case windows throughout
- On-street parking



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EPC E



Flat

Blair Cadell are delighted to bring to market this stunning this stunning Georgian flat in the highly sought after West End of Edinburgh. The property has fantastic original features throughout and whilst in need of some modernising, its location will appeal to many and must be viewed.

The accommodation comprises of a large hallway with two useful storage cupboards. A stunning living room with full length windows that bathe the property in natural light, original ornate cornicing, centre rose, gas fireplace, pretty Juliet balcony and a large box room offering plenty of additional storage or home working space. A breakfasting kitchen with two gas cookers. There are three double bedrooms all with full length sash and case windows, working shutters, two with Juliet balconies and the rear master featuring a large storage cupboard. Shower room with a two piece suite and electric walk in shower. There is electric central heating and single sash and case windows throughout, all with working shutters. Access to beautifully kept gardens at Moray Place, Ainslie Place and Randolph Place for a small compulsory management fee. Residents permit parking is also available.

No warranties given for systems or appliances, strictly sold as seen

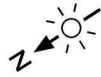
Great Stuart Street commands an excellent location in the heart of Edinburgh's West End and is ideally situated for access to an array of stores, shops and restaurants and is within easy walking distance of George Street and Princes Street. The area has access to a plethora of cultural venues including the Scottish National Gallery of Modern Art in Dean Village, The Usher Hall on Lothian Road and The Royal Lyceum Theatre on Grindlay Street. Recreational amenities are well served at Edinburgh Sports Club and Dean Tennis Club situated in the adjacent Dean Village along with further facilities found in nearby Stockbridge. There are pleasant walks nearby in Princes Street Gardens, The Royal Botanic Gardens at Inverleith and along the Water of Leith Walkway. Many of Edinburgh's highly regarded private schools are nearby including Fettes College, Stewart's Melville and Mary Erskine School. There are also excellent road links which allow easy access in and out of Edinburgh and regular public transport services operate to and from the West End and to surrounding areas including the tram that offers access to the Airport or Leith.

Viewing by appointment on 0131 337 1800

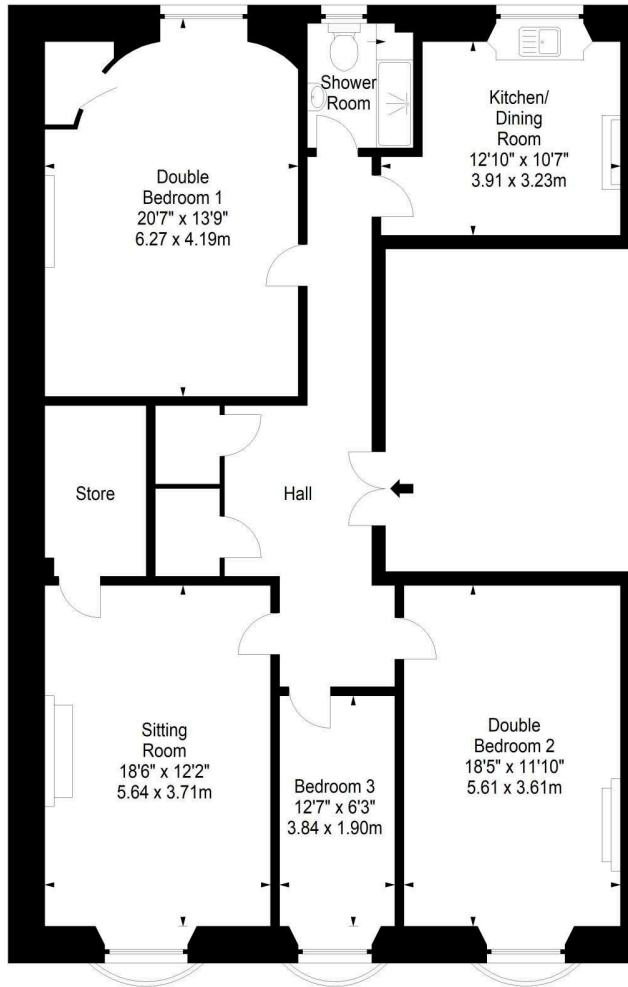




Great Stuart Street,
Edinburgh, EH3 7TN



Approx. Gross Internal Area
1279 Sq Ft - 118.82 Sq M
For identification only. Not to scale.
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First Floor



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