



6 (GF) Glenfinlas Street
New Town, Edinburgh, EH3 6AQ

CALL US ON 0131 447 4747

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For price and viewing information please visit
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- Shared secure entry.
- Welcoming communal hallway.
- Dining hall with excellent storage and hardwood flooring (currently carpeted).
- Superb spacious living room with feature fireplace, large walk-in storage cupboard and windows overlooking the front.
- Fitted kitchen with appliances, hardwood flooring and dining space.
- Storage cupboard housing the automatic washing machine.
- Door providing access to balcony at rear.
- Master bedroom with fitted storage & ensuite shower room. Access to substantial loft storage area
- Further double bedroom with storage.
- Bathroom with shower attachment and hardwood flooring.
- Gas central heating.
- Original features (high ceilings, cornicing, windows, doors & working window shutters.)
- Private parking space to the rear as well as permit & metered parking.
- Access to the Moray Feu Gardens.

GENERAL DESCRIPTION

This superb ground floor flat is located centrally and is part of a Georgian Terrace, by James Gillespie Graham, which forms part of a quiet cul-de-sac at the North-West edge of Charlotte Square. It was acquired by the vendor's parents at the time of conversion from offices by Playfair Construction in 1997 and has been used exclusively as a holiday home by the family, for only a few weeks of each year. The premises have accordingly had little use, and are in very good condition.

FACTORING NOTE

The development is factored by Hacking & Patterson at an approximate charge of £1,200 per annum. This covers the maintenance of all the communal areas and also the block's building insurance.





LOCATION

Situated in the heart of the New Town, the property enjoys a prime location in Edinburgh's City Centre, only twenty yards from Charlotte Square and a few minutes walk from Princes Street and George Street. This excellent situation offers easy access to the capital's amenities. On your doorstep you will find a superb choice of top-rated restaurants, cafés, fashionable bars and clusters of small speciality shops. The New Town hosts world-class shopping outlets including Harvey Nichols, John Lewis, Multrees Walk at St. Andrew Square, and St James Quarter, while Princes Street and George Street are lined with all the High Street and designer retailers. Stockbridge is also closeby and offers a unique village atmosphere with a wide range of independent outlets. A selection of some of Scotland's finest art galleries are all in proximity including the National Portrait Gallery, the Gallery of Modern Art and the Scottish National Galleries. The property is part of the Moray feu and a small annual subscription permits access at all times to Moray Place gardens, and a number of other similar private spaces. For days out, picnics or scenic walks the tranquil Water of Leith at Stockbridge and the colourful Royal Botanic Gardens are both nearby. For commuting to any part of the city or other parts of the country, the area offers an abundance of public transport services. The tram line runs from nearby all the way to the airport, whilst there is a number of bus routes departing from the area and Haymarket and Waverley Stations are within walking distance.

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE INTEGRATED HOB, OVEN, COOKER HOOD, FRIDGE, DISHWASHER AND AUTOMATIC WASHING MACHINE. THERE ARE NO GUARANTEES FOR ANY OF THE WHITE GOODS. THE MIRRORS WILL BE INCLUDED IN THE FOR SALE PRICE AND ALL FURNITURE IN THE PROPERTY MAY BE AVAILABLE THROUGH NEGOTIATION.



COUNCIL TAX BAND: G.

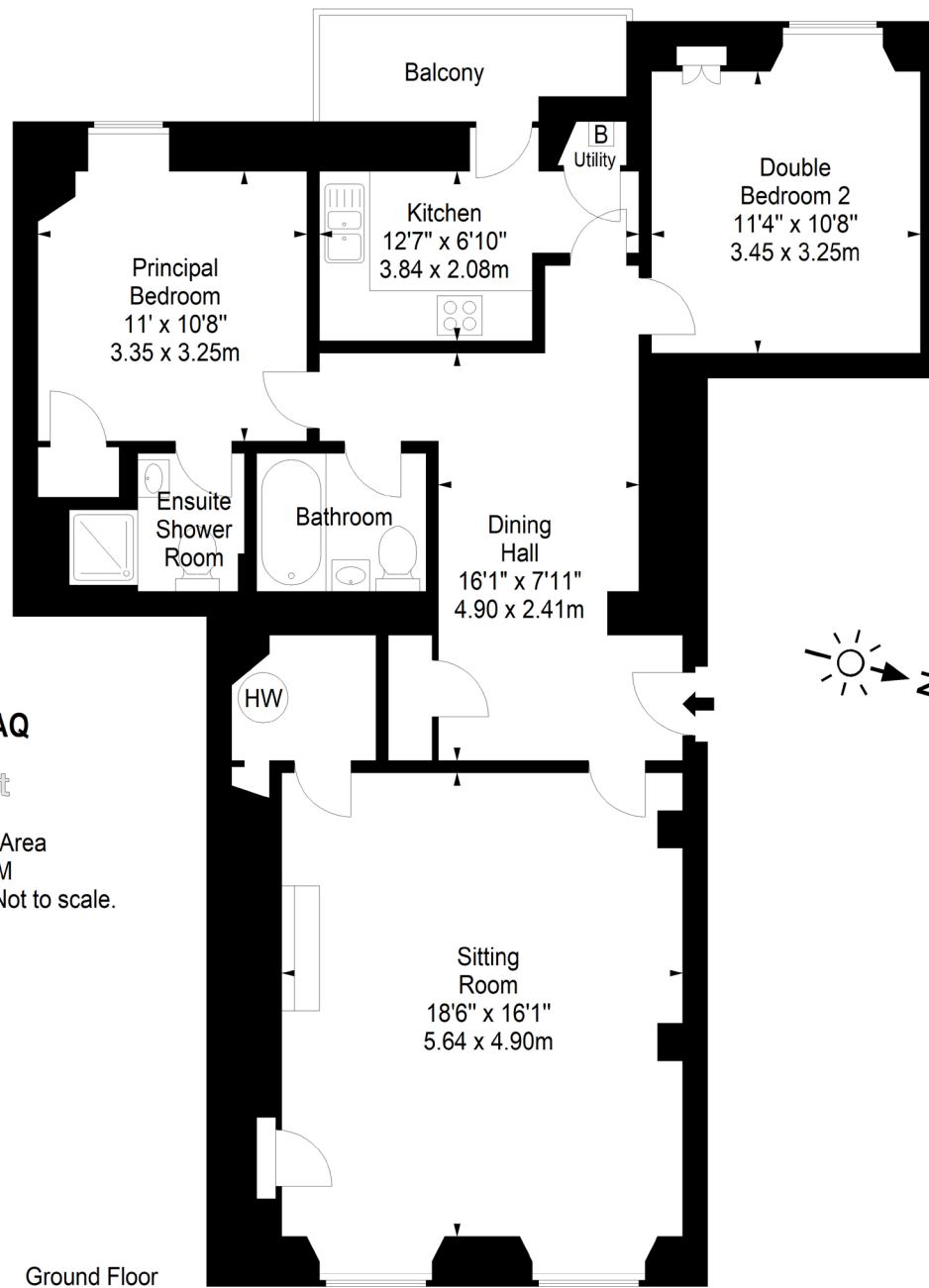
TRAIN STATION: APPROXIMATELY 0.7 MILES TO HAYMARKET TRAIN STATION.

AIRPORT: APPROXIMATELY 7.5 MILES TO EDINBURGH AIRPORT.

BUSES: WITHIN 200 METRES.

MORAY FEU:

The property has a right of access to the Moray Feu gardens situated within Moray Place, Randolph Crescent and Ainslie Place. There is an optional annual fee of £133 for this.



**Glenfinlas Street,
Edinburgh, EH3 6AQ**



Approx. Gross Internal Area
987 Sq Ft - 91.69 Sq M
For identification only. Not to scale.
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**ENERGY PERFORMANCE
CERTIFICATE RATING D**

Ground Floor

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WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.