

COULTERS[©]

6 (2F2) HADDINGTON PLACE

NEW TOWN, EDINBURGH, EH7 4AE

 2 BED  1 BATH  2 PUBLIC



TAKE A LOOK INSIDE


This traditional two bedroom, second floor apartment offers an exceptional location within the New Town Conservation area, just a short stroll from the heart of the city centre. The property is situated within a classical Georgian, A Listed tenement, which dates back to circa 1825. With great character and individuality, the home retains wonderful period features including original flooring and cornicing as well as a unique curved design to some of the rooms.

The accommodation is beautifully bright, and offers lovely views towards Calton Hill from the magnificent living room which is characterised by its impressive marble fireplace and twin, shuttered sash and case windows. The curved, formal dining room is situated centrally within the property and is a lovely space, with great warmth, that is perfect for entertaining. There is a fitted kitchen with a built-in gas hob and oven, and ample space for casual dining.


KEY FEATURES

 Second floor apartment within Georgian tenement

 Two bright double bedrooms

 Vast selection of public parks nearby

 Permit parking available on surrounding streets

 Superb transport links including the tram network

 Minutes from St James Quarter



Both bedrooms are good size doubles with room for additional furniture including desks and wardrobes. The larger of the bedrooms, which boasts views of the Firth of Forth has two large walk-in cupboards, each with a window, which would be suitable as a dressing room or small study area. A bathroom with corner bath and overhead shower, is situated off the hall whilst the WC is positioned off the dining room. The property is fitted with single glazed sash and case windows and gas central heating.

A modern, video entry system has been installed at the main entrance and offers owners additional security. There is also an active Homeowners Association within the building.





THE LOCAL AREA

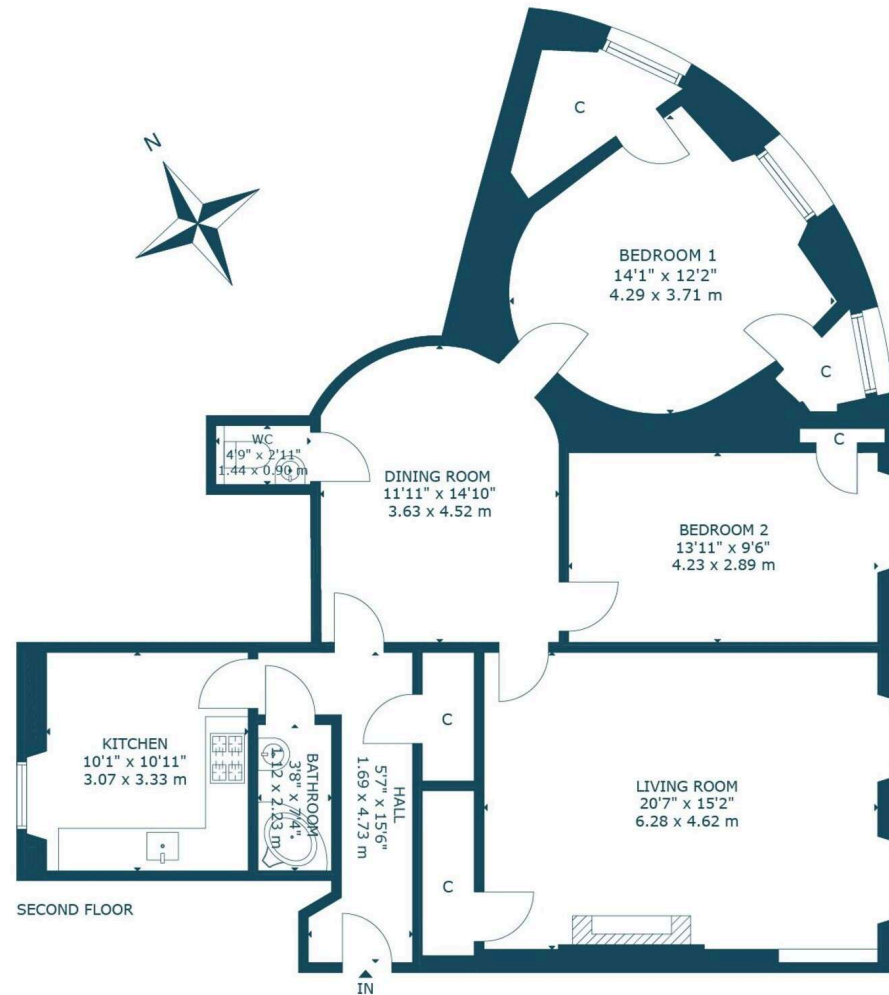
Haddington Place enjoys a prime position in Edinburgh's New Town, a UNESCO World Heritage Site. It is minutes away from St James Quarter, Multrees Walk, Princes Street, and George Street. There are exceptional bars and restaurants right on the doorstep whilst theatres, cinemas, galleries, and Edinburgh's 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. Everyday shopping needs are well served whether by award-winning deli Valvona & Crolla, the local fishmonger, butcher and greengrocer or branches of national supermarkets. The area offers a host of green spaces including the lovely park at the centre of Gayfield Square, nearby Calton Hill and Holyrood Park. An ideal location for superb transport links, Edinburgh Waverley Train Station and bus station are both a short walk away and the trams offers direct access to the city centre and Edinburgh Airport.



EXTRAS

All light fittings, fitted flooring, integrated appliances and white goods are included in the sale price.





6 (2F2), HADDINGTON PLACE, NEW TOWN, EDINBURGH
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL AREA 1,119 SQ FT / 104 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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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.