

COULTERS[®]

GAYFIELD
SQUARE

19 (1F2) GAYFIELD SQUARE

NEW TOWN, EDINBURGH, EH1 3NX

4 BED

2 BATH

1 PUBLIC



TAKE A LOOK INSIDE

Set in a superb location, this is a well-presented, four-bedroom apartment situated on the first floor of a traditional, Category B listed New Town tenement. With retained period features, comfortable accommodation, and the open green space of Gayfield Square Gardens on the doorstep, it will make a wonderful home or investment opportunity.

KEY FEATURES



First floor flat on desirable Square



3 double bedrooms and 1 single room



Gayfield Square Gardens on the doorstep



Permit parking available



Excellent public transport links



St James Quarter and Omni Centre nearby



With a south-east aspect, the front of the property is particularly bright and is home to the generously proportioned living room and a large double bedroom with two windows. The fitted kitchen has a contemporary design and benefits from ample units and worktop space. Two further double bedrooms and a single bedroom occupy the rear of the property whilst there is both a bathroom and separate shower room off the central hall. A large walk-in cupboard accessed from the living room provides excellent storage within the flat.

The property is fitted with 12-pane single glazed sash and case windows and has modern gas central heating. Permit parking is available around Gayfield Square.





THE LOCAL AREA

Gayfield Square enjoys a desirable location with a host of amenities on its doorstep. Within walking distance of the City Centre, St James Quarter and Broughton Street, there are excellent leisure, retail and dining experiences to enjoy: the Playhouse Theatre hosting London West-End musicals and acts, the Everyman and Vue cinemas, health & fitness facilities, quirky independent shops and international retailers and restaurants to suit every taste. 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, Holyrood Park and the network of 'green paths' giving access to the Water of Leith Walkway. An ideal location for superb transport links, the nearest tram stop is just a 5 minute walk, whilst Edinburgh Waverley Train Station and Edinburgh Bus Station are also very close by.

EXTRAS

The property is sold as seen with all blinds, light fittings, floor coverings, appliances and furniture included in the sale price.





FIRST FLOOR

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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 1,229 SQ FT / 114 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.