



21/3 Forth Street  
New Town, EDINBURGH, EH1 3LE

CALL US ON 0131 447 4747

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For price and viewing information please visit  
[gillespiemacandrew.co.uk/properties](http://gillespiemacandrew.co.uk/properties) or call 0131 447 4747

- Shared secured entry.
- Stairs to upper level.
- Reception hall with storage cupboard & utility cupboard.
- Fabulous open plan living room/dining room/recently installed kitchen with appliances.
- Breakfast bar with stools.
- Bedroom three located off living room.
- Master bedroom & en-suite shower room with storage.
- Further double bedroom with en-suite shower room.
- Shower room.
- Gas central heating.
- Double glazed sash & case windows.
- Original features.
- Permit & metered parking.

## GENERAL DESCRIPTION

A well-presented top floor flat part of a converted Georgian "B" listed building in the prestigious and historic New Town district of the city on the doorstep of the City Centre and all its famous attractions. There is a wide range of local amenities close at hand and the property would be suitable for a range of buyers. The property has recently been refurbished with high quality finishes.





## LOCATION

Forth Street is a quiet one-way street located within the historic New Town area of Edinburgh and lies a short walk from the bustling city centre. The New Town is world renowned for its architecture and the quality of city centre living it offers, with a wonderful and varied choice of excellent local amenities. Broughton Street, just a block away, has a plethora of wonderful, independent restaurants, bars and bistros on offer. A wide selection of local amenities, including a further range of restaurants and fantastic shops are also available on George Street and Multrees Walk including Harvey Nichols and Louis Vuitton. There is a wide variety of recreational facilities within easy reach, including the Playhouse Theatre, the new redeveloped St. James Quarter with its wide array of global and local brands and the open green spaces of Inverleith Park and the Royal Botanical Gardens. Edinburgh boasts an impressive choice of independent schools, including The Edinburgh Academy, Fettes College, St. George's School for Girls, The Mary Erskine School, Stewart's Melville Schools, Merchiston Castle School and George Watsons College, all of which are within easy reach of the property. Equally, prestigious arts and cultural facilities such as the Scottish National Portrait Gallery are a short walk away. Edinburgh bus station is just around the corner, serving central Edinburgh and beyond. The tram terminal is just a few minutes' walk away, with direct service to Edinburgh International Airport. Edinburgh Waverley Train Station is less than 10 minutes walking distance. Forth Street provides all the convenience of living in the heart of the Capital on a quiet residential street.

### EXTRAS:

ALL FITTED FLOOR COVERINGS, LIGHT FITTINGS, OVEN, MICROWAVE OVEN, HOB, FRIDGE/FREEZER, DISHWASHER AND WASHING MACHINE WITHIN THE UTILITY CUPBOARD. SOME FURNITURE WITHIN THE PROPERTY MAY BE AVAILABLE THROUGH NEGOTIATION.



COUNCIL TAX BAND: E.

TRAIN STATION: APPROXIMATELY 0.5 MILES TO EDINBURGH WAVERLEY STATION.

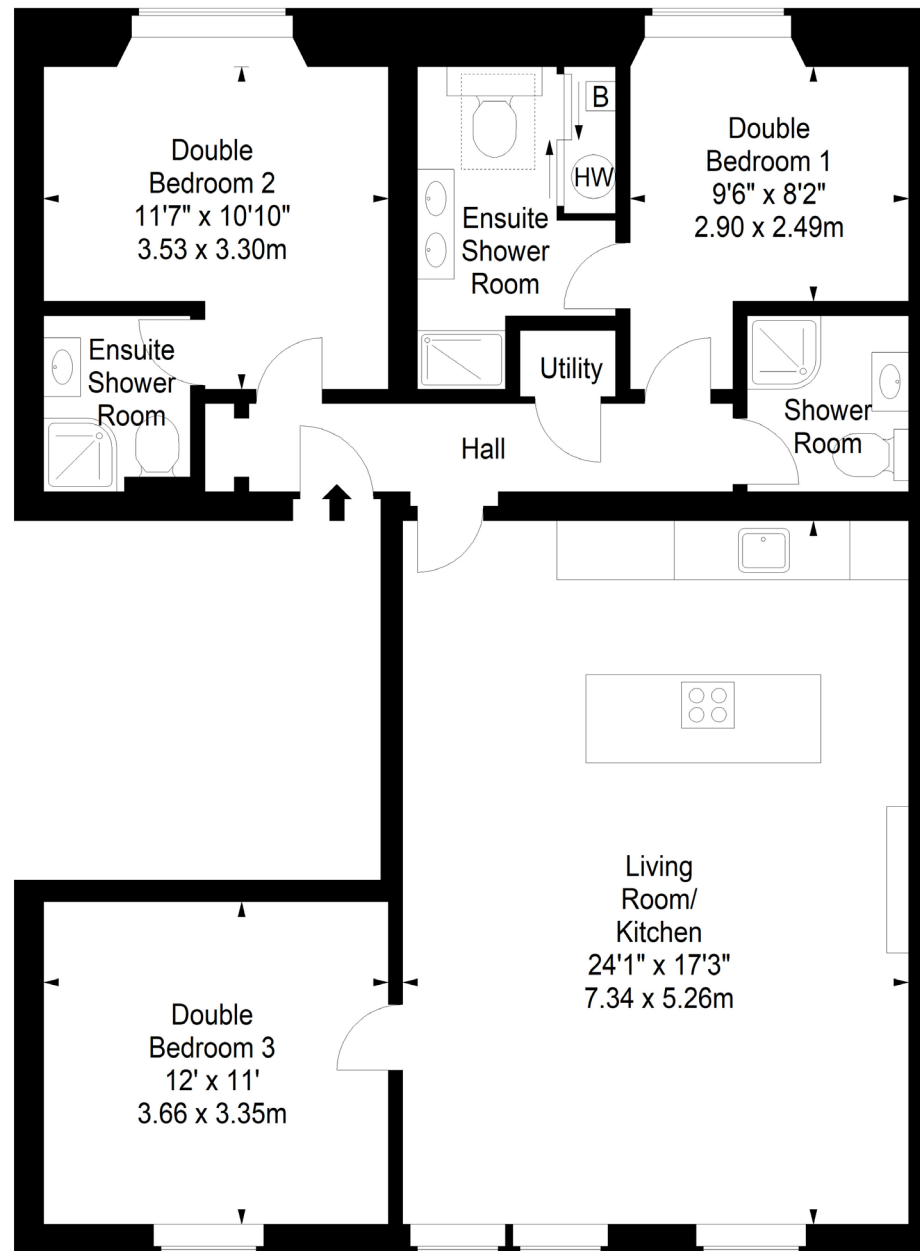
AIRPORT: APPROXIMATELY 9.9 MILES TO EDINBURGH AIRPORT.

BUSES AND TRAMS: WITHIN 100 METRES.

Forth Street,  
Edinburgh,  
Midlothian, EH1 3LE



Approx. Gross Internal Area  
1005 Sq Ft - 93.36 Sq M  
For identification only. Not to scale.  
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Second Floor



ENERGY PERFORMANCE  
CERTIFICATE RATING D

76 - 80 Morningside Road, Edinburgh, EH10 4BY  
T: 0131 447 4747

WEBSITE: [GILLESPIEMACANDREW.CO.UK/PROPERTIES](http://GILLESPIEMACANDREW.CO.UK/PROPERTIES)

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