



# 18 Scotland Street

NEW TOWN | EDINBURGH | EH3 6PX



MURRAY  
BEITH  
MURRAY

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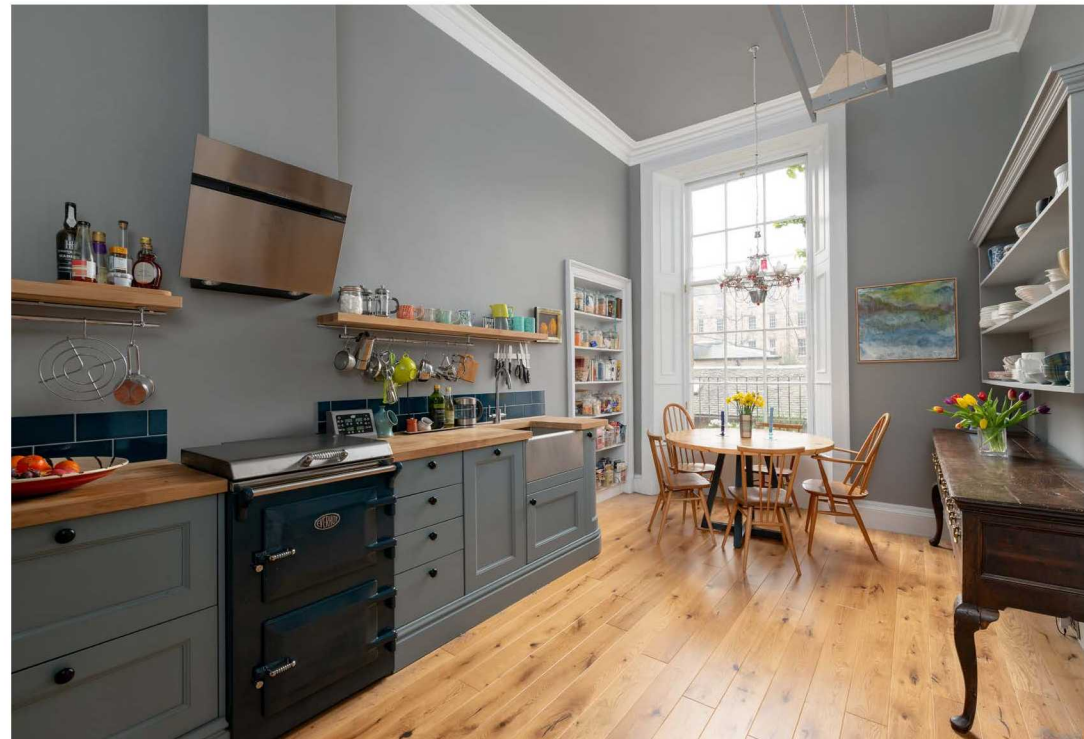
18 Scotland Street is a substantial and immaculate main-door flat forming part of an elegant Georgian terrace in Edinburgh's historic New Town. This fabulous property benefits from many original details such as working shutters, fantastic cornices and glorious ceiling plasterwork. A garage on West Scotland Street Lane is also available by separate negotiation.

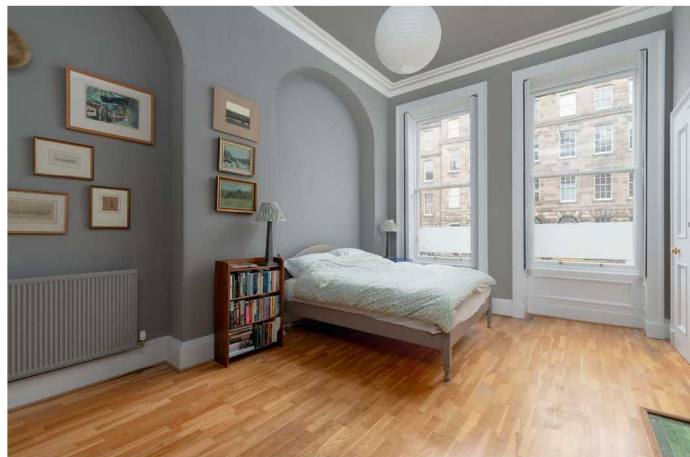
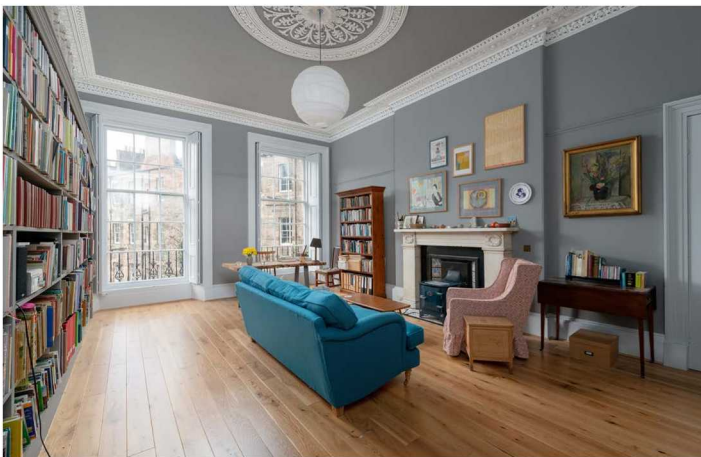
Entrance vestibule with mosaic tiled floor; welcoming and spacious dining hall with storage cupboard; elegant sitting room with fine period details such as working shutters, detailed cornice and central rose; generously proportioned dining kitchen with a range of floor standing and wall mounted units, utility room and clothes pulley; double bedroom 1 / family room also with working shutters, detailed cornice and central rose; double bedroom 2 with working shutters and elegant cornice; en-suite bathroom featuring a white three-piece suite comprising a free-standing claw-foot bath, WC and wash hand basin; double bedroom 3 with working shutters and elegant cornice; modern shower room with white three-piece suite comprising shower unit with deluge head, WC and wash hand basin.

Gas central heating. Metered and permit parking is available on Scotland Street and surrounding area.

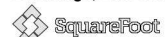
A garage with double doors on West Scotland Street Lane is also available by separate negotiation.

Standard fixtures and fittings are included in the sale, and whilst believed to be in reasonable working order, are strictly "sold as seen". The integrated dishwasher, American style fridge freezer, washing machine and tumble dryer are all included in the price.

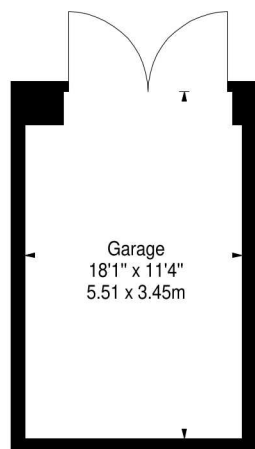
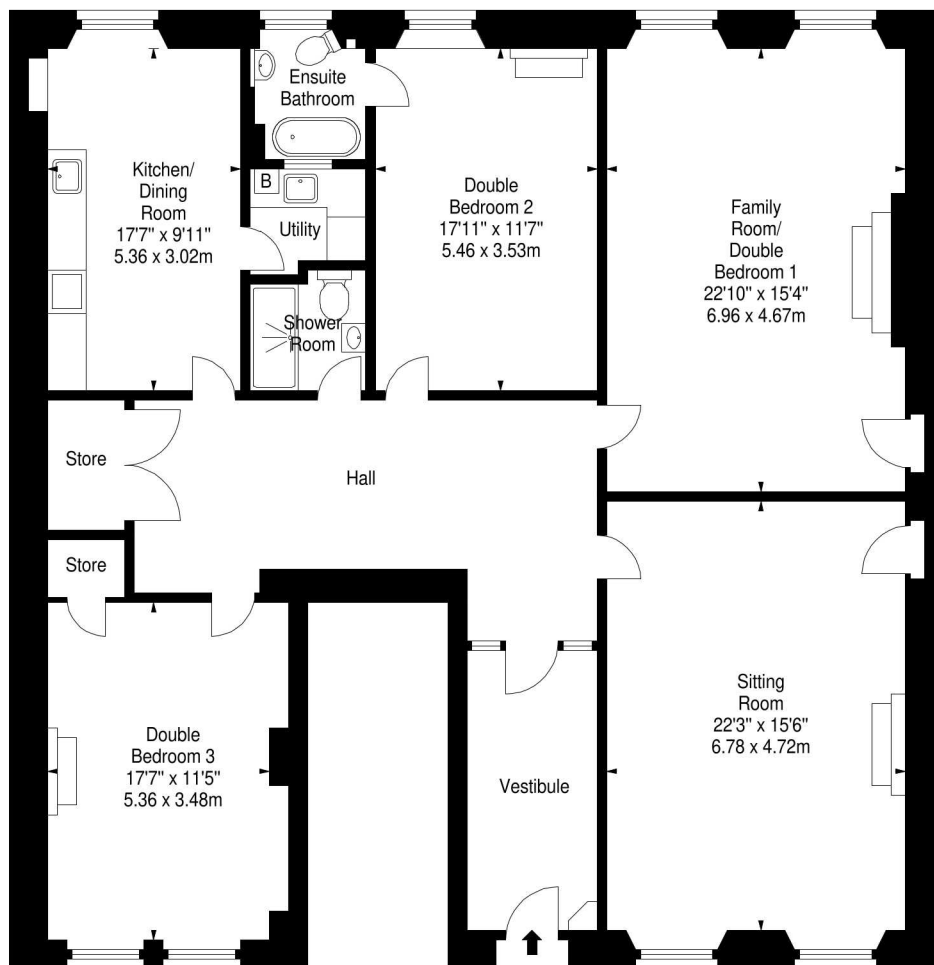




Scotland Street,  
Edinburgh, EH3 6PX



Approx. Gross Internal Area  
1909 Sq Ft - 177.35 Sq M  
Garage  
Approx. Gross Internal Area  
198 Sq Ft - 18.39 Sq M  
For identification only. Not to scale.  
© SquareFoot 2024



Ground Floor

Ground Floor

## Location

Scotland Street is a highly desirable residential street in the prestigious New Town area of Edinburgh, and within walking distance of Princes Street, George Street and the new Edinburgh St James Centre, offering 850,000 sq ft of shopping, dining, leisure and entertainment space. Nearby vibrant Stockbridge and Canonmills offer a wide range of bistros, bars, cafés, restaurants, boutiques and delis. Local shops cater for everyday needs and there are a number of larger Supermarkets within the vicinity, including a Tesco on Broughton Road. Recreational amenities include the Water of Leith Walkway, the Royal Botanic Gardens, Inverleith Park and the Glenogle Swim Centre. Drummond Tennis Club is nearby, with Edinburgh Accies and The Grange Club in Stockbridge provide rugby, cricket, hockey, squash and further tennis facilities, including an indoor court and two padel courts under construction. Waverley Railway Station and Edinburgh Bus Station are also within walking distance and local buses & trams run across the city. There are plenty of well-regarded schools in the area in both the state and private sector available. Edinburgh Airport, the Forth Road Bridge/Queensferry Crossing and the main motorway networks are within easy reach via the A90 heading west. London Road connects via the City Bypass to the A1 heading south and the wider road network of central Scotland.



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The following note is of crucial importance to intending viewers and/or purchasers of the property.

1. These particulars are prepared for the guidance of prospective purchasers and although they are intended to give a fair overall description of the property they are not intended to constitute part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. 2. No information in these particulars should be considered to be a statement of the condition of the property or of any services, equipment or facilities. 3. Photographs appearing in the brochure were taken in 2023 and indicate only parts of the property. No assumption should be made in respect of parts of the property which are not shown in the photographs. 4. Purchasers should not assume that any planning, building regulations or other consents have been obtained for alterations or changes of use. Any intending purchasers must verify the position themselves. 5. Descriptions of the property contained in these particulars are subjective. Any areas, measurements or distances stated in these particulars are approximate only. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. 6. No person in the employment of Murray Beith Murray has any authority to make or give any representation or warranty whatever in relation to this property nor to enter into any contract relating to the property. 7. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn. 8. Interested parties are requested to register their interest through their solicitors so that they may be informed should a closing date be set for the receipt of offers. 9. The seller shall not be obliged to accept the highest offer or any offer. All offers should be submitted to Murray Beith Murray in writing and in accordance with Section 3 of the Requirements of Writing (Scotland) Act 1995.