










Offers Over

£640,000

3D Scotland Street

New Town | Edinburgh | EH3 6PP

A superb opportunity has arisen to acquire this ground and garden level main door flat, which forms part of a handsome period terrace, enjoying a superb central location in Edinburgh's iconic New Town. Currently arranged as one split level dwelling, the property could easily be divided into two individual main door flats or renovated/reconfigured to form a spacious city centre family home.

-  2 bedrooms
-  3 public room
-  2 bathrooms
-  On-street permit parking
-  Shared courtyard and private rear garden
-  EPC rating – C
-  Council tax band- E



Description

The ground floor accommodation briefly comprises: reception/dining kitchen with focal fireplace and double doors leading to a versatile box room/study, the kitchen itself has been fitted with a variety of wood base and wall mounted units with coordinated worktops, tiling to splash areas and a selection of integrated appliances, utility room, generously proportioned double bedroom with fitted wardrobes and a pleasant leafy outlook to the rear, and bathroom with three piece white suite, splash screen and shower.

Steps lead down to the lower level which comprises: extensive hallway leading out to a well maintained shared courtyard complete with cellar storage, comfortable south facing reception room which would work well as a bedroom and features twin Georgian type windows and focal fireplace, integral fitted kitchen with a variety of units, wipe-clean worktops and laminate flooring, and double bedroom with en-suite shower room, which leads out to a conservatory and in turn the private rear garden.

The property also benefits from a substantial cellar which offers excellent additional storage.



Extras

All floor coverings, light fittings, fixtures, curtain poles and integrated appliances will be included.

Gardens and Parking

The property benefits from access to a shared courtyard at lower ground level and a good sized private garden to the rear. The rear garden is bordered by a stone wall and features a fantastic assortment of shrubs, planted beds and a mature evergreen tree. There is a charming summer house at the foot of the garden which will be included in the sale. For a modest annual fee access can be obtained to the beautiful Drummond Place private gardens which are located opposite and offer an oasis of calm to enjoy moments from the doorstep. On-street permit parking is widely available.

Viewing

By appointment through Neilsons (0131 625 2222).





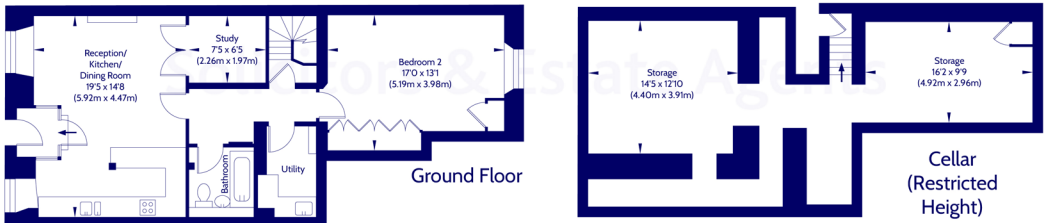
Location

The property is located in Edinburgh's iconic New Town, with its famous cobbled streets, spectacular architecture and superb amenities. There are a wide variety of cafes, shops and restaurants on the doorstep and the heart of the city and all the fantastic facilities therein are only a short walk or bus ride away. Both Princes and George Street are within close proximity together with the recently completed St Andrew's Quarter, which houses a fabulous range of popular High Street Retailers, including a large John Lewis. The trendy neighbouring district of Stockbridge has a weekly Sunday market and is home to many popular bars and restaurants. There are a variety of beautiful green spaces within walking distance including The Royal Botanical Gardens and Inverleith Park, together with pleasant walks along the Water of Leith towards the Dean Galleries.





Approx. Gross Internal Floor Area Excl. Cellar 150.19 Sq M / 1617 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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