

COULTERS[©]

46/4 GREAT KING STREET

NEW TOWN, EDINBURGH, EH3 6QY

 3 BED  2 BATH  2 PUBLIC



TAKE A LOOK INSIDE

Situated within Edinburgh's prestigious New Town and forming part of a magnificent A-Listed Georgian building, this generously proportioned top floor flat occupies a corner position offering far reaching views in many directions.

The property is ideally located within a short walk of Princes Street and George Street but also within easy reach of Stockbridge and St James Quarter.

KEY FEATURES



Impressive Georgian top floor flat occupying a corner position.



Generously proportioned with 3 bedrooms.



Access to Queen Street Gardens (for annual fee).



Zoned residents parking.



Superb location in the heart of Edinburgh's New Town.



A short walk to Stockbridge and Princes Street.





The well presented interior is flooded with natural light has an abundance of period features including the superb flagstone floor and cupola in the central hall, stripped and sanded wooden floors and elegant cornicing.

The accommodation comprises - dining hall; twin windowed sitting room with feature fireplace; kitchen/dining room with integrated appliances, breakfast bar, range cooker; utility cupboard and views to St Stephens Church and Fettes; double bedroom 1 with marble fireplace; double bedroom 2; bedroom 3; shower room; bathroom; and WC.





Heating and hot water are provided by a gas central heating system.

The owner of the property can apply for access to Queen Street Gardens (annual fee payable).

THE LOCAL AREA

Edinburgh's New Town is a UNESCO World Heritage site characterised by stunning Georgian architecture. It is situated to the north of Princes Street and benefits from easy access to the amenities and shops that the city centre offers including Waverley Train Station, St Andrews Bus Station and St James Quarter.

The New Town is just a short distance to the brand-new multimillion pound shopping complex. St James Quarter includes retail spaces, restaurants, a cinema complex and a luxury hotel. This is a vibrant urban destination and enriches the city's cultural landscape.

EXTRAS

All fitted flooring, blinds and light fittings are included in the sale price as are the kitchen appliances (fridge/freezer, dishwasher, washer/dryer and range) and the wardrobes. The hall and sitting room mirrors are excluded.





Great King Street,
Edinburgh,
Midlothian, EH3 6QY



Approx. Gross Internal Area
1635 Sq Ft - 151.89 Sq M
For identification only. Not to scale.
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GET IN TOUCH

 www.coultersproperty.co.uk

 0131 603 7333

 enquiries@coultersproperty.co.uk

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.