

COULTERS[®]

1/1 YOUNG STREET SOUTH LANE

NEW TOWN, EDINBURGH, EH2 3BB

 2 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

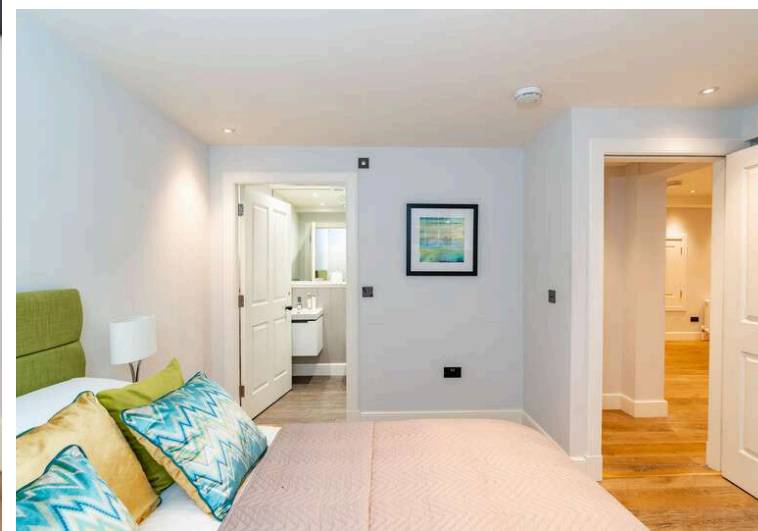
This fantastic property forms part of a modern redevelopment of a traditional stone building on a quiet cobbled lane in Edinburgh's prestigious New Town. Completed in 2017, the flat was finished to an impressive standard, and has the benefit of modern electrics, plumbing and central heating within the charm of an older building. Most recently used as a successful buy-to-let, the property would suit those looking to be in the heart of the city centre with easy access to the excellent amenities that are on the doorstep.

Internally the accommodation comprises; contemporary open plan kitchen/dining and sitting room with quality integrated Smeg kitchen appliances that include fridge freezer, dishwasher, oven and hob; primary double bedroom with built-in wardrobe and en suite shower room; second double bedroom with twin windows and built-in wardrobe; well-designed main bathroom with wall-hung vanity unit, bath, overhead waterfall shower and WC; and finally two large storage cupboards off the hall, the largest of which contains the washing machine.

The property is heated by gas central heating and there are single glazed sash and case windows throughout, all fitted with louvered shutters.

KEY FEATURES

-  Lower ground floor apartment
-  Finished to a high specification
-  Princes Street Gardens nearby
-  Permit parking available
-  Excellent public transport links
-  Minutes from George Street shops & restaurants



The property is heated by gas central heating and there are single glazed sash and case windows throughout, all fitted with louvered shutters.

The factor for the development is Hacking & Paterson and the annual service charges are approximately £1,400 which includes buildings insurance.

On-Street parking is available by way of a residents parking permit





THE LOCAL AREA

Situated to the north of Princes Street, Edinburgh's New Town is a UNESCO World Heritage Site and conservation area. Princes Street, and George Street are within minutes of the property and just a short walk away is St James Quarter and Multrees Walk. There are exceptional bars and restaurants right on the doorstep whilst theatres, cinemas, galleries, and Edinburgh's globally renowned cultural attractions are all in easy reach, from The Playhouse and The Scottish National Portrait Gallery to The Everyman Cinema and Scott Monument.

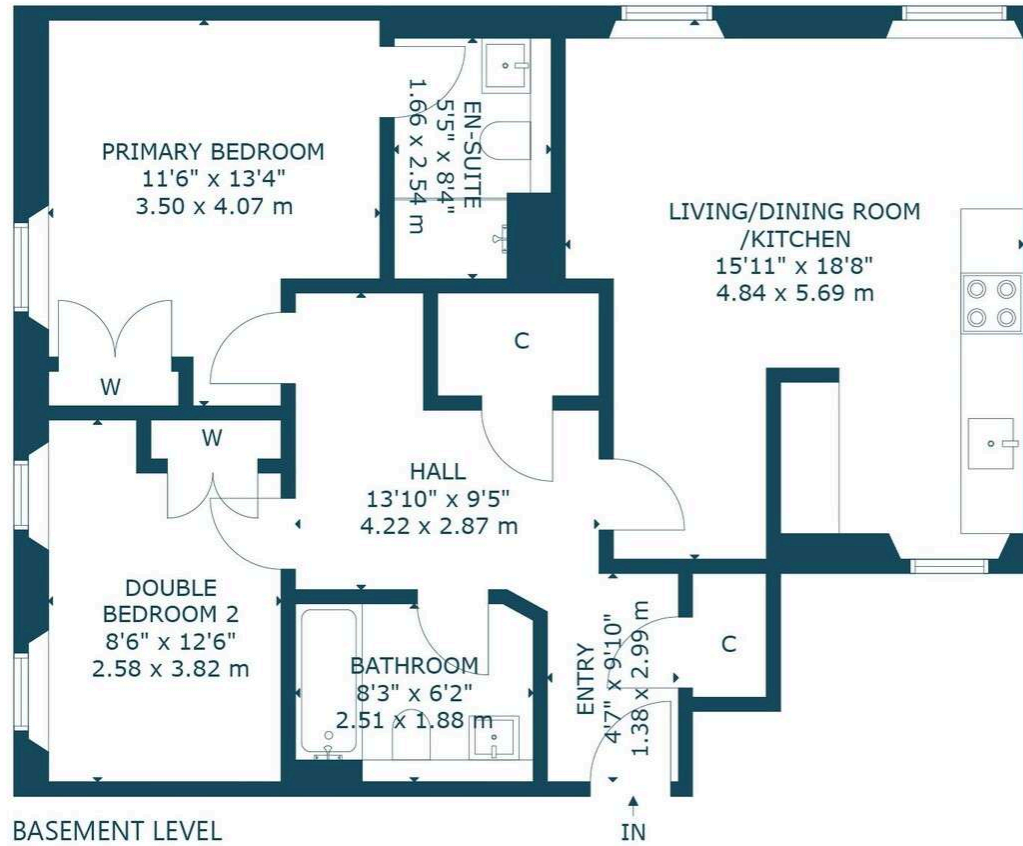
Fantastic recreational opportunities within walking distance include Bannatyne's Health Club on Queen Street and the exclusive gym & spa at Kimpton Charlotte Square. The area offers a host of green spaces including Princes Street Gardens and the Water of Leith Walkway. Daily shopping needs are met by the many high street and independent local supermarkets and delis, whilst larger stores such as the Tesco at Canonmills are also nearby. An ideal location for superb transport links, Edinburgh Waverley Train Station and bus station are both within walking distance and the trams offers direct access Edinburgh Airport and down to the coast at Newhaven.

EXTRAS

All light fittings, fitted flooring, washing machine and integrated appliances are included in the sale price.







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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 809 SQ FT / 75 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.