



12 2f, Drummond Place, Edinburgh, EH3 6PJ

[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)



Welcome to Drummond Place, this delightful second floor apartment forms part of a beautiful, Georgian terrace set within the exclusive New Town conservation area retaining many period features. This wonderfully light and airy two-bedroom apartment offers bright and spacious accommodation. The property is close to an abundance of local amenities, highly regarded schooling and swift transport links. Presented to the market in good order throughout, we would recommend an early viewing.

- Reception hallway with excellent storage facilities.
- Impressive living room featuring two windows, an open fireplace, intricate corniced ceiling, window seats and storage.
- Fitted kitchen equipped with a range of wall and base units along with integrated appliances.
- Double bedroom front facing.
- Rear facing double bedroom with built in wardrobe storage.
- Bathroom comprising WC, wash hand basin, bath with shower over.
- Gas central heating.
- Sash and case windows.
- Access to Drummond Place Gardens (subject to a fee).



## Location

Nestled in Edinburgh's New Town, the property enjoys a prime location in Edinburgh's most prestigious postcode, close to an abundance of the finest amenities the capital has to offer, all within easy walking distance along with a superb choice of top-rated restaurants, cafés, fashionable bars and clusters of small speciality shops. The New Town hosts world-class shopping outlets including Harvey Nichols, John Lewis, and Multrees Walk at St. Andrews Square, and the St James Quarter, while Princes Street is lined with all the top name High Street retailers. Stockbridge offers a unique village atmosphere and the independent outlets here are arguably some of the best in the country. A selection of some of Scotland's finest art galleries are all in close proximity including the National Portrait Gallery, the Gallery of Modern Art and the Scottish National Galleries. An easy commute is offered to any part of the city along with the major network links, the area offers an abundance of public transport services.

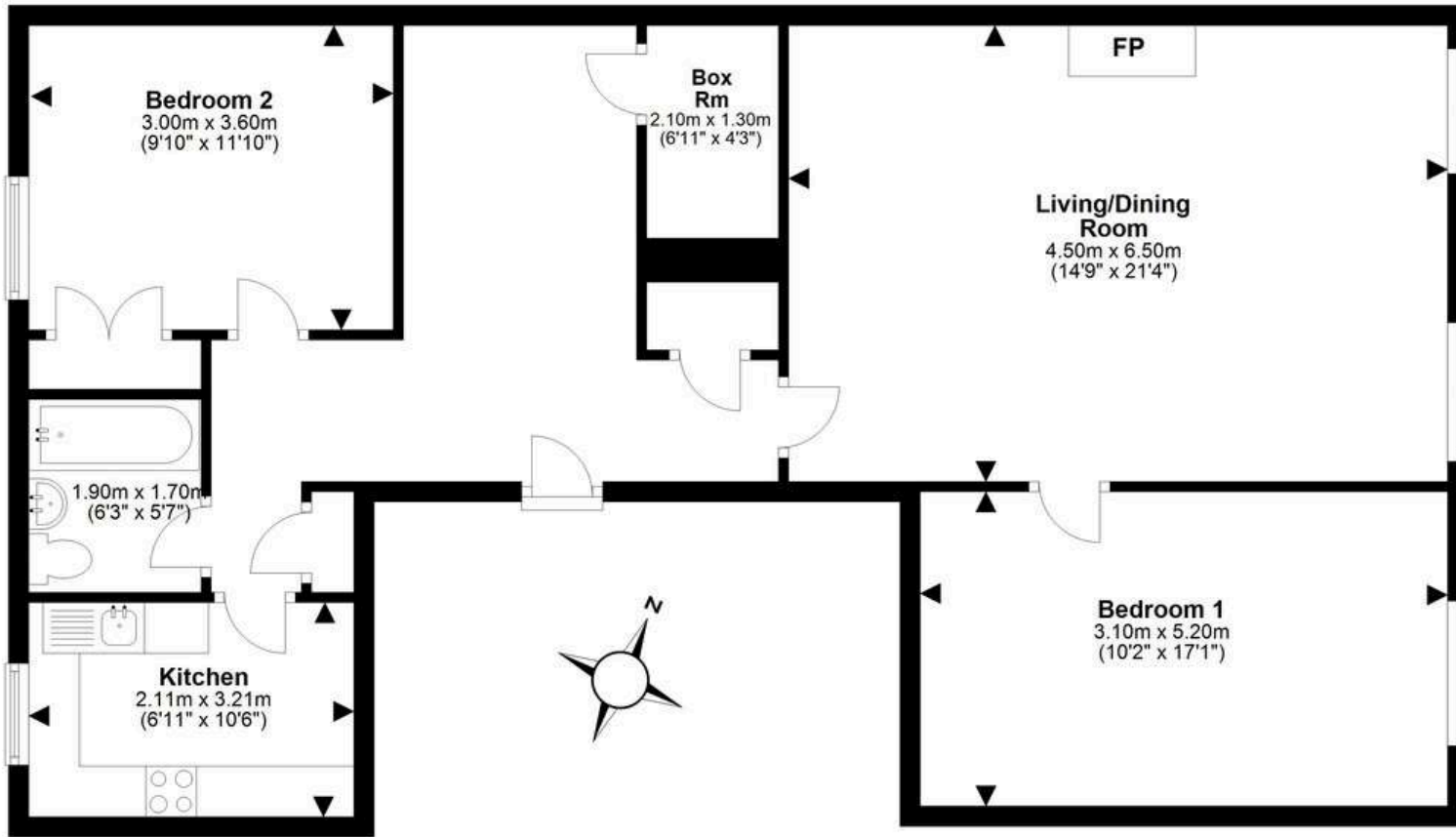
## Extras

Included in the sale are the integrated kitchen appliances, white goods, blinds were fitted, curtains and all fixtures & fittings. All furniture is included in the sale.

## Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - C



For details of the total internal floor area, please refer to the Home Report.  
This plan is for illustrative purposes only and should be used as such by a prospective buyer.



Bruntsfield Office: 103-105 Bruntsfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193  
Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546

E: [property@mcdougallmcqueen.co.uk](mailto:property@mcdougallmcqueen.co.uk)  
[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

