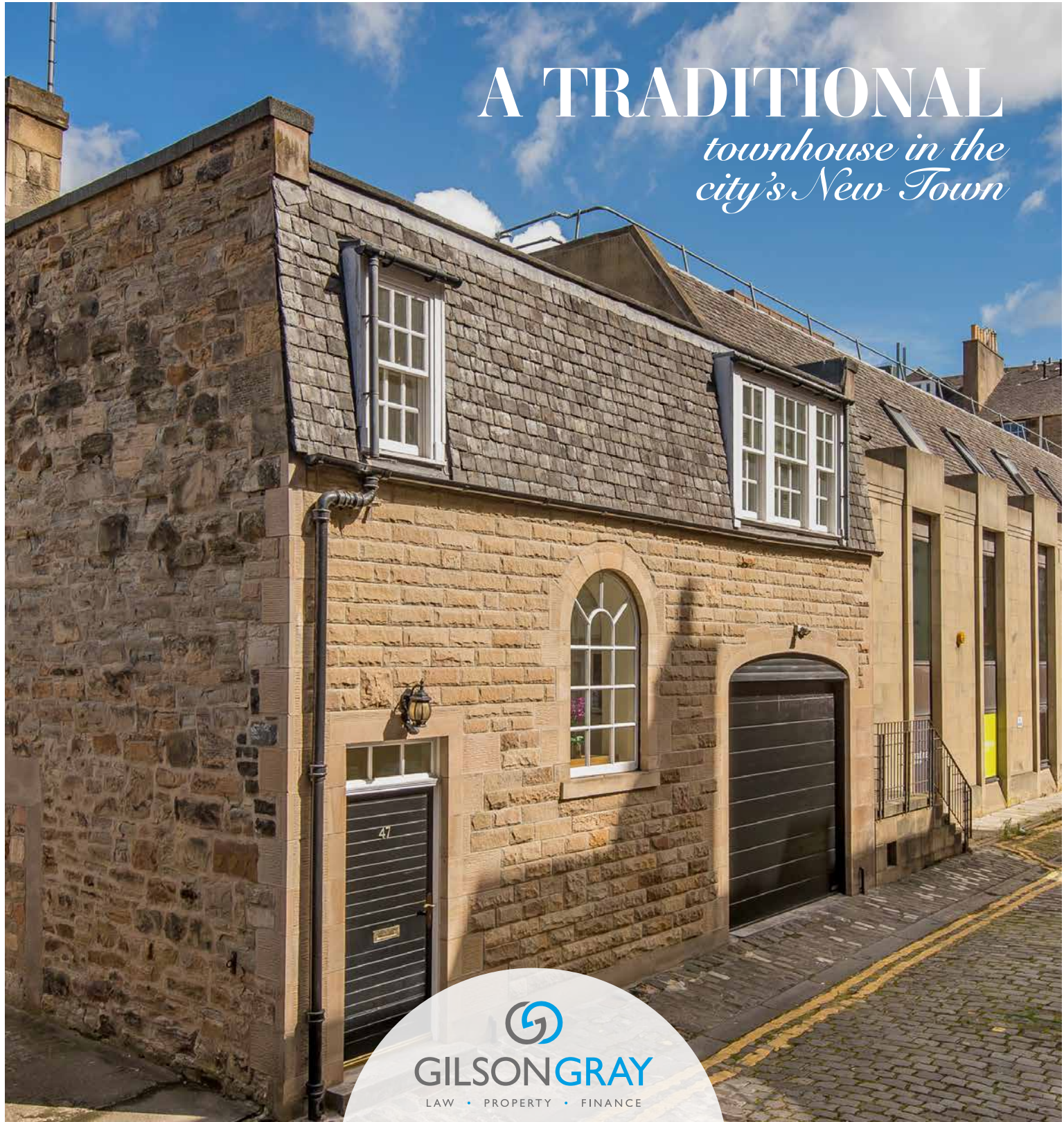


47 HILL STREET NORTH LANE

New Town, Edinburgh, EH2 3LQ

A TRADITIONAL
*townhouse in the
city's New Town*



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PROPERTY NAME

47 Hill Street North Lane

LOCATION

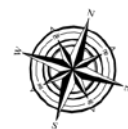
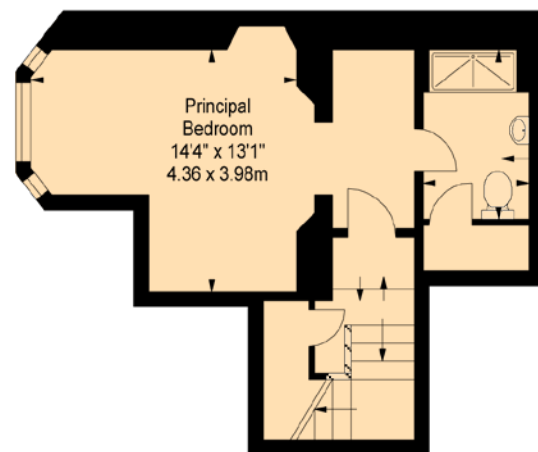
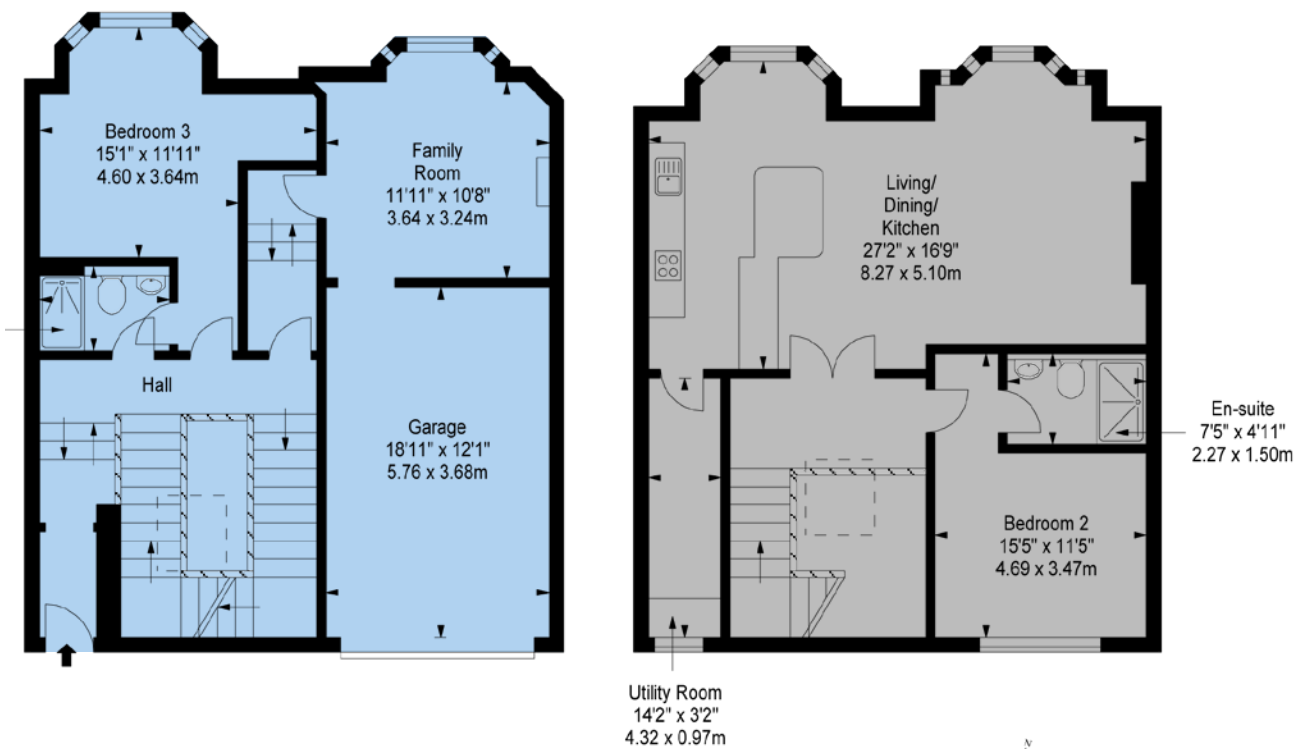
New Town, EH2 3LQ

APPROXIMATE TOTAL AREA:

189.4 sq. metres (2038.8 sq. feet)

● LOWER GROUND-FLOOR ● GROUND-FLOOR ● FIRST-FLOOR

The floorplan is for illustrative purposes. All sizes are approximate.



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A townhouse enjoying beautifully presented, modern interiors and flexible accommodation
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A welcoming hallway, filled with ample natural light through a charming cupola skylight
- 10** **The reception rooms**
A fabulous kitchen, living & dining room for everyday life and entertaining alike and a family room offering excellent flexibility for use
- 12** **The kitchen**
Well-appointed with stylish, gloss-grey wall and base cabinets, spacious worktops, and it is supplemented by a good-sized adjoining utility room
- 15** **The bedrooms**
Tranquil sleeping areas, all with en-suites, presented with pared-back neutral décor
- 17** **The bathrooms**
Three en-suite bathrooms, with one conveniently accessed separately from the hall
- 18** **Gardens & parking**
The property also boasts an integral single garage for private off-street parking with an electric car charging point
- 21** **New Town**
Set within the New Town, the property enjoys a prime location in Edinburgh's most prestigious postcode

REPRESENTING AN IDEAL HOME

for professionals, families, and rental investors alike



Beautifully presented with stylish, modern interiors and a palette of neutral décor throughout, this three-bedroom with potential for a fourth (subject to completion of works), three-bathroom townhouse is situated in the city's New Town conservation area, representing an ideal home for professionals, families, and rental investors alike. Located between George Street and Queen Street, the home enjoys a fabulous central location with outstanding amenities on the doorstep and within enviable easy reach, including world-class shopping, a wealth of cafés, coffee shops, restaurants, and bars, schools (the catchment schools are both within walking distance), including independent options, excellent transport links, and some of the city's most loved green spaces.

This property is being sold as seen, including all furniture, fixtures and fittings as currently presented.

GENERAL FEATURES

Townhouse in the city's New Town
Beautifully presented, modern interiors
Within the New Town conservation area
EPC Rating - D | Council Tax band - G

ACCOMMODATION FEATURES

Entrance vestibule and welcoming hallway
Open-plan kitchen/living/dining room with contemporary kitchen design
Versatile family room with multiple options for use, including as a fourth bedroom/office
Three well-proportioned double bedrooms
Three en-suite shower rooms
Useful utility room

EXTERIOR FEATURES

Integral single garage with electric car charging point for private parking
Access to West Queen Street gardens



QUEEN STREET

47
HILL STREET
NORTH LANE

PRINCES STREET

GEORGE STREET

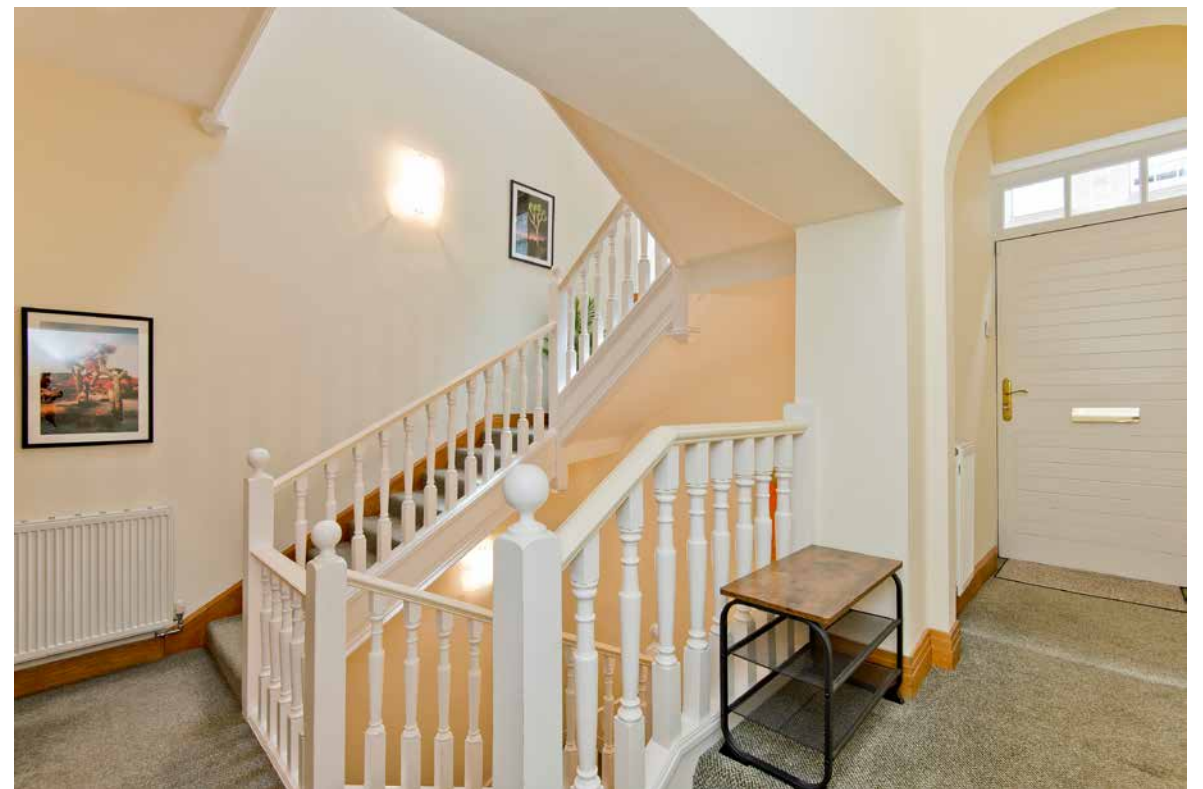
Amenities on your doorstep

The property is located within a few minutes walk of Princes Street, George Street and Queens Street as well as immediate and directs access to the cities tram services. This affords a regular service to both the Airport and Edinburgh's hip and trendy Shore district.



A WELCOMING INTRODUCTION

to an attractive city home

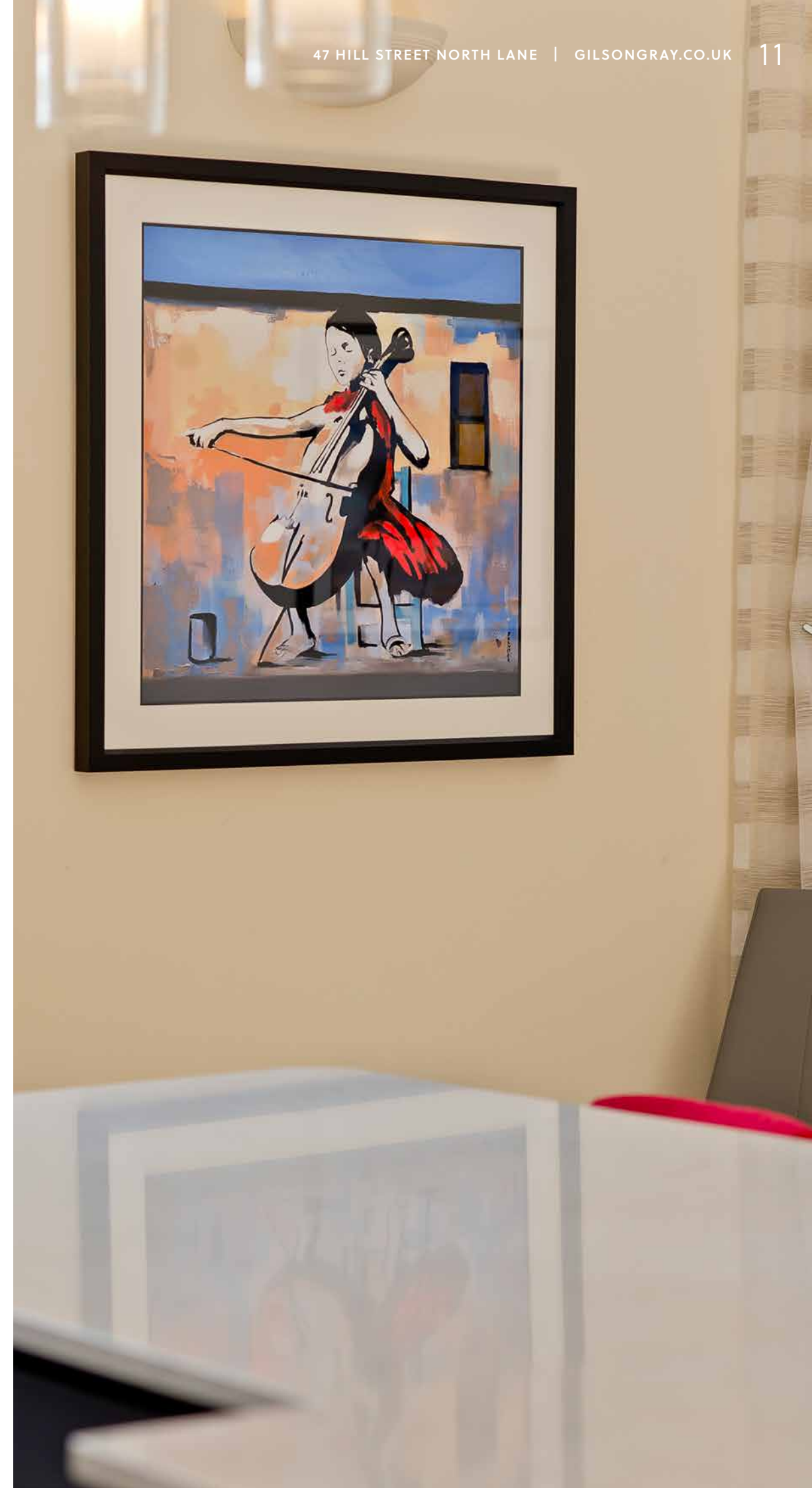


The front door opens into an entrance vestibule area, flowing freely through to a welcoming hallway, filled with ample natural light through a charming cupola skylight. Here, the home's immaculate interiors are introduced, with neutral décor accompanied by a comfortable fitted carpet.

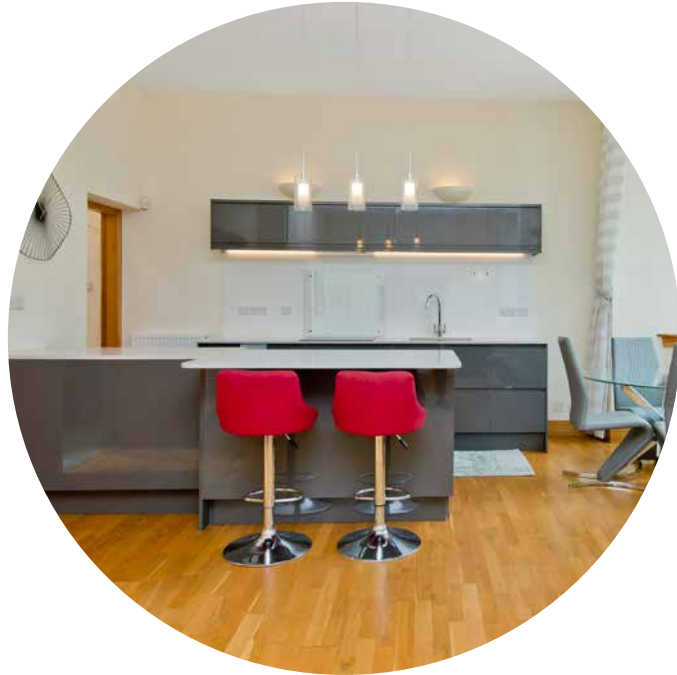
THE RECEPTION ROOMS



Representing a fabulous open space for everyday life and entertaining alike, the open-plan kitchen, living, and dining room occupies a spacious footprint and provides plenty of space for configurations of lounge and dining furniture, whilst a breakfast bar caters for morning coffee, busy weekday breakfasts, and socialising while cooking. The room is elegantly presented with neutral décor and warm wood flooring, and twin bay windows fill the space with natural light throughout the day.

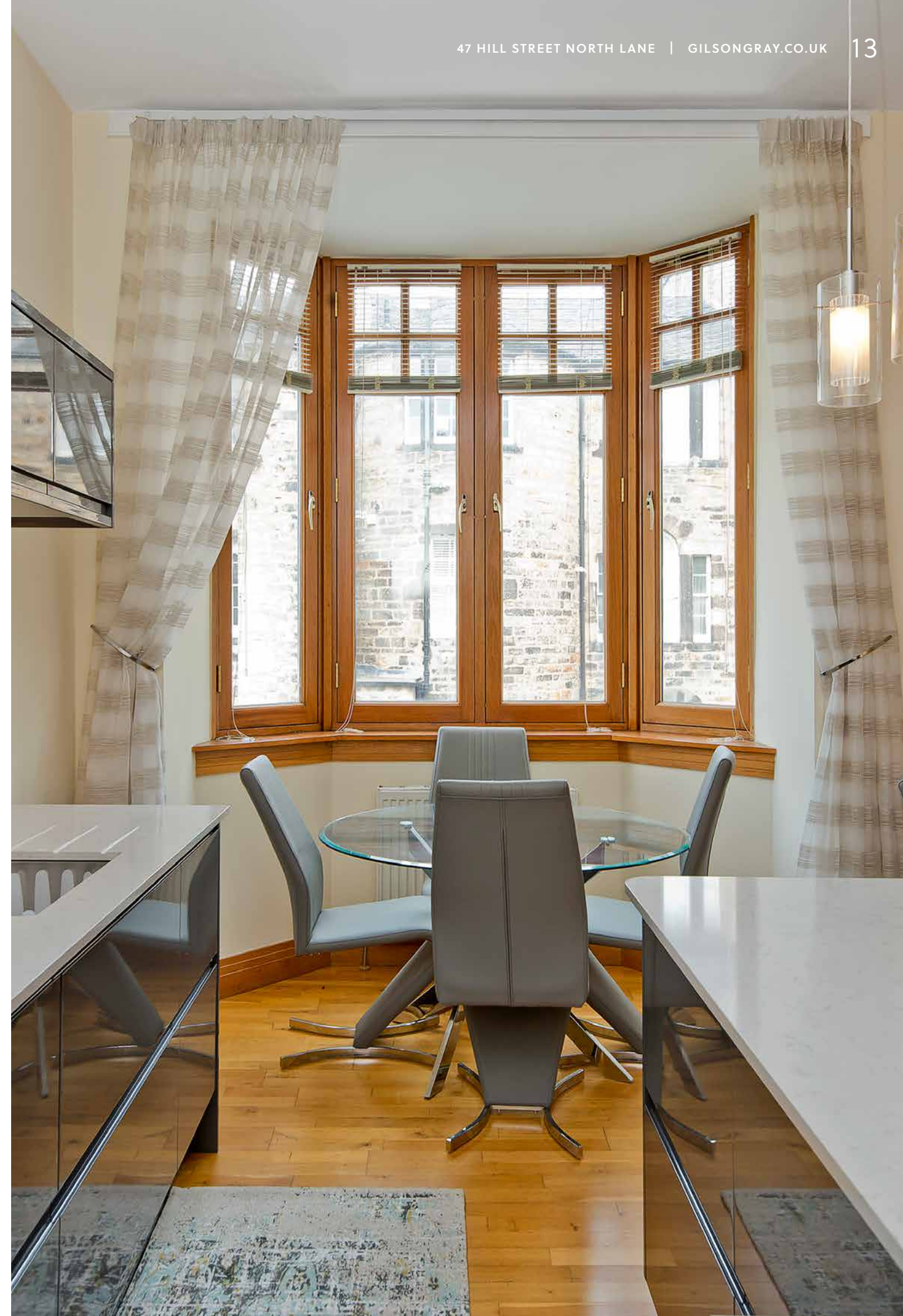


Fabulous light-filled space for family life and sociable gatherings



The kitchen comes well-appointed with stylish, gloss-grey wall and base cabinets, spacious worktops, and it is supplemented by a good-sized adjoining utility room, creating a discrete separate space for laundry appliances. The utility room also features a handy clothes pulley.

The family room is situated to the rear of the ground floor and offers excellent flexibility and options for use. It features a characterful bay window and, although it is in need of further work, it provides an exciting blank canvas for the new owner to style to their own taste, with potential for a fourth bedroom.





TRANQUIL

*sleeping areas,
all with en-suites*

The entirety of the lower-ground floor is dedicated to the principal suite and comprises a generous sleeping area, with an adjoining dressing area leading to an en-suite shower room. The en-suite is stylishly tiled in earthy tones and comprises a large shower enclosure with a rainfall showerhead, a basin set into storage with an illuminated, wall-mounted mirror, a WC, and a chrome towel radiator.



One of the remaining bedrooms is on the ground floor, with the third found on the first floor. Both sleeping areas are also supplemented by en-suite shower room. All three bedrooms are tranquilly presented with pared-back neutral décor and the principal is carpeted for optimum comfort underfoot.

Well-appointed, modern washrooms

Bedroom two's en-suite features a walk-in shower enclosure, a WC-suite, a wall-mounted, married vanity cabinet, and a towel radiator, whilst bedrooms three's, which is also separately accessible from the hall, comes replete with a shower cubicle, a basin, a WC, and mirrored vanity storage.

GARDENS & PARKING

Access to private gardens and private garage parking

The home qualifies for access to West Queen Street gardens. The property also boasts an integral single garage with an electric car charging point for private off-street parking.

Extras: Integrated kitchen appliances comprising an oven, induction hob, extractor fan, fridge, freezer, and dishwasher will be included in the sale, as well as a freestanding washing machine. Please note, no warranties or guarantees shall be provided for the appliances.

This property is being sold as seen, including all furniture, fixtures and fittings as currently presented.



47
HILL STREET
NORTH
LANE

NEW TOWN

Edinburgh's most prestigious postcode





Set within the New Town, the property enjoys a prime location in Edinburgh's most prestigious postcode. Its excellent situation offers residents the finest amenities the capital has to offer, all within easy walking distance. On your doorstep you will find 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, Multrees Walk at St. Andrew Square, and 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. For days out, picnics or scenic walks the tranquil Water of Leith at Stockbridge and the colourful Royal Botanic Gardens are both nearby. Edinburgh boasts some of the best private schools in the country. Both Fettes and Edinburgh Academy are close by, along with excellent state schools. For commuting to any part of the city or other parts of the country, the area offers an abundance of public transport services. The tram line runs from nearby all the way to the airport, whilst there are over 35 bus routes departing from the area and Waverley Station is conveniently close.





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