










Offers Over
£300,000

63 3F2 Frederick Street

New Town | Edinburgh | EH2 1LH

This exceptional top-floor flat, rarely available in such a desirable city-centre setting, offers an outstanding combination of modern living and historic charm. Situated amidst a vibrant array of amenities, including renowned restaurants, pubs, and shops, the property enjoys open views over the picturesque Queen Street Gardens and the striking skyline of North Edinburgh.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Permit Parking
-  Queen Street Garden Access
-  EPC Rating – D
-  Council Tax Band – E



Description

The welcoming hallway leads into an impressive open-plan reception area designed to maximize natural light and showcase its unique character. A stunning exposed stone wall adds rustic charm, while the spacious layout easily accommodates both a comfortable dining space and a fitted kitchen. The kitchen boasts a range of sleek white units, blending contemporary style with practicality. A staircase leads to a mezzanine level, offering an ideal study or home office area with additional attic storage, perfectly suited to modern work-from-home needs. To the rear of the property, two generously proportioned double bedrooms exude warmth and elegance. Both feature rich wooden flooring and ornate fireplaces, seamlessly blending period features with modern comfort. The stylish bathroom is finished with full acrylic wet-wall panelling for ease of maintenance. It includes a three-piece white suite with a shower over the bath and a heated towel rail.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Parking

Directly opposite the property are the wonderful Queen Street Gardens. All properties with a frontage overlooking the gardens are responsible for contributing to its upkeep, by payment of a small annual fee (£130) which in return provides key access to this tranquil oasis in the middle of the city. A variety of public parks and green spaces are also close at hand. Residents parking permits are available from the City of Edinburgh Council for on street parking.

Viewing

Please contact Neilsons on 0131 625 2222.





Location

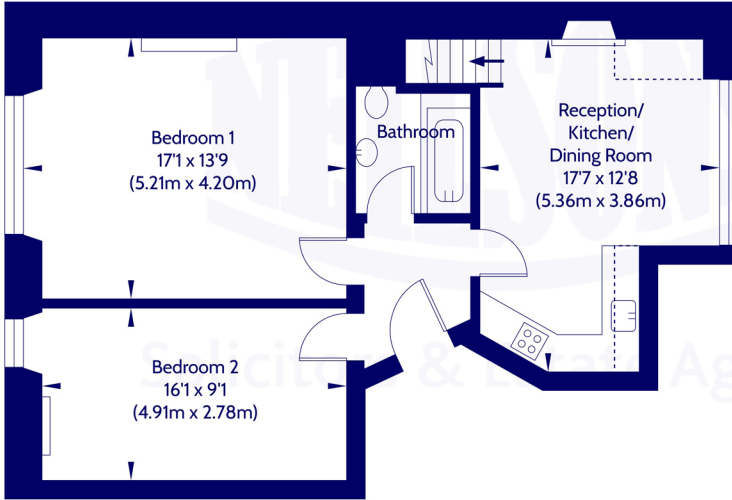
The property is located in the heart of Edinburgh's world-famous Georgian New Town, a UNESCO World Heritage Site as one of the most important and best-preserved examples of urban planning in Great Britain. Hanover Street is on the original plan for the New Town by architect James Craig in 1766, with numbers 116- 118 completed around 1785, being some of the oldest surviving examples of Georgian architecture in the city. Edinburgh is frequently voted one of the best places to live globally, and this superb central location offers a cosmopolitan lifestyle in easy walking distance of worldclass amenities including shops, galleries, theatres, cafes, bars and restaurants. A wealth of recreational facilities can be found close at hand with a choice of gyms, outdoor spaces, walks to the Water of Leith and cycle routes. Excellent public transport by bus, tram or train provides swift access beyond the city and to the airport.



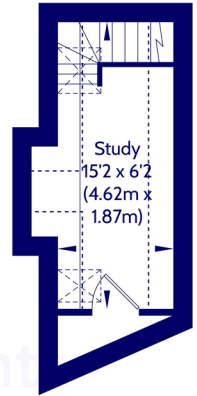


Approx. Gross Internal Floor Area 73.85 Sq M / 795 Sq Ft.

Third Floor



Mezzanine



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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✉ mail@neilsons.co.uk

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Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

