



## 22/1 Hamilton Place, Edinburgh, EH3 5AU

### Description

Impressive and generously proportioned three-bedroom first floor flat forming part of a handsome Georgian building and located in the heart of Stockbridge and in the northern part of the New Town. It is traditionally styled internally which helps pick out the lovely period features and would make an ideal City Centre apartment. The property has electric storage heating and traditional sash and case windows. The property is B listed due to its architectural significance. There is significant ceiling cavity storage in the hallway and in the principal bedroom.

The accommodation comprises

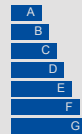
- Entrance hall with storage cupboard
- Spacious front facing double bedroom with built-in storage units and wardrobe
- Well equipped kitchen fitted with a range of cornflower blue shaker style units with solid quartz worktops with inset Franke stainless steel sink. The appliances include an electric cooker, fridge freezer and dishwasher
- Good sized third bedroom/home office with fitted bookshelves
- Large rear facing double bedroom with built-in wardrobes and storage cupboard
- The shower room has a tiled floor, WC, wash basin and large shower enclosure with Mira electric shower and quartz effect wall board / multi panel within the shower area
- Generous living room with orate ceiling rose, cornicing and feature fireplace with solid wood surround



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### Location

Stockbridge is a vibrant and exclusive residential area close to the City Centre. It lies within easy walking distance of the city's main shopping, business and financial centres. It is also close to both the West End and New Town with its excellent mix of shops, banks, bistros, restaurants, well-established Sunday market and also with a nearby Waitrose. Slightly further afield is Craighleith Retail Park. Many of Edinburgh's finest schools are close by including Fettes College, Edinburgh Academy, St Georges School, The Mary Erskine School and Stewart's Melville College. The Usher Hall, Traverse and Lyceum Theatres, National Gallery of Modern Art, Dean Tennis Club, Drumsheugh Baths, the Botanic Gardens and Edinburgh Sports Club all lie within easy walking distance. Nearby pleasant walks can also be enjoyed along the Water of Leith Walkway. Transport facilities are excellent in terms of both bus routes and Haymarket Railway Station and trams at the West End.

### Gardens and Parking

There is a well-tended, landscaped shared garden to the rear of the property. There is resident permit parking available on street with further metered parking.

### Extras

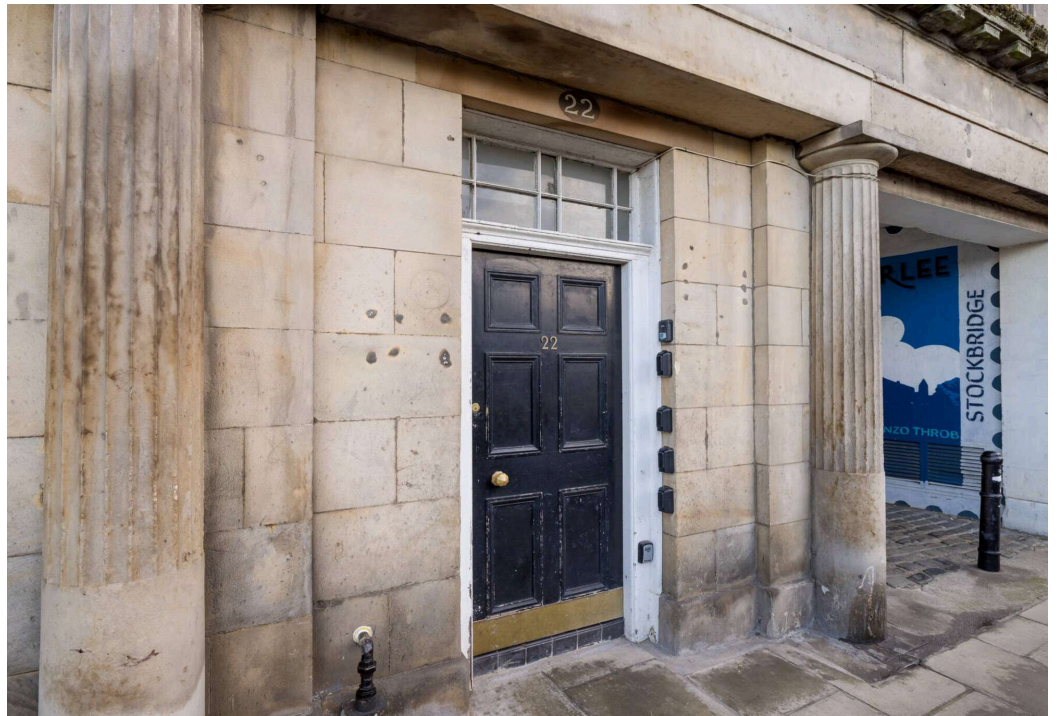
The fixed floor coverings, curtains, light fittings and kitchen appliances are included in the sale.

### Council tax

It is our understanding that this property is subject to Council Tax Band D, however, please check with the local authority.



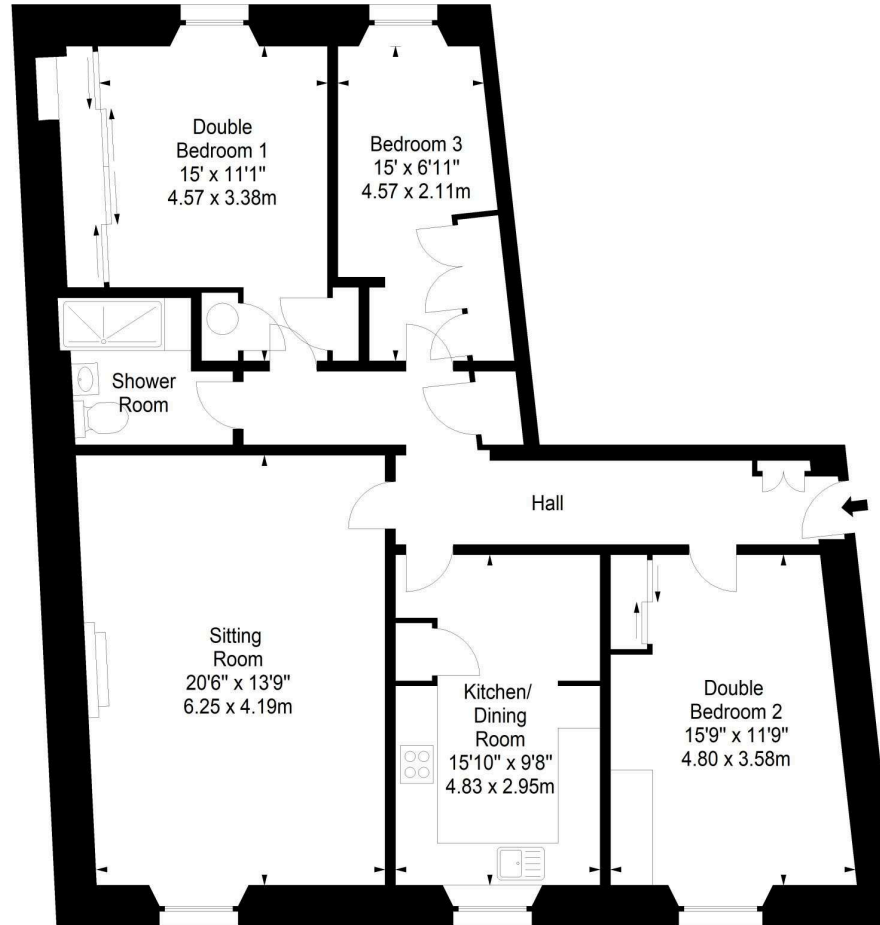




Hamilton Place, EH3 5AU



Approx. Gross Internal Area  
1156 Sq Ft - 107.39 Sq M  
For identification only. Not to scale.  
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First Floor

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Offers can be submitted in writing, fax or email:

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