



CLANCYS

clancys-solicitors.co.uk

# 8/4 Barony Street,

Edinburgh, EH3 6PE



1



3



1



EPC

C



FREEHOLD

## Description

8/4 Barony Street, Edinburgh, EH3 6PE is a charming, light and spacious 3-bedroom second floor flat, located in the highly sought after central area of Edinburgh's New Town, forming part of an attractive traditional tenement building. The accommodation briefly comprises a large entrance hallway, living room, fitted kitchen, three good sized bedrooms and shower room. The property further benefits from gas central heating and there is a shared garden to the rear of the property. This property will appeal to a variety of buyers and viewing is highly recommended.

## Location

Barony Street is located in the heart of Edinburgh's historic New Town and has all the benefits of city centre living with the main shopping and commercial areas of Princes Street and George Street, yet the location retains a charming ambiance with its eclectic range of specialised shops, bistros and restaurants on nearby Broughton Street. The Omni Centre is close by and provides a further selection of facilities including restaurants and bars, a Nuffield Health Gym and a multi-screen Cinema. The new St James' Quarter is within easy walking distance and has a prestigious selection of high street retailers, restaurants and John Lewis. Edinburgh's New Town is well regarded for its open green spaces and these include Princes Street Gardens and the Royal Botanical Gardens which offer many pleasant walks. Waverley Railway Station offers an excellent rail service throughout Scotland and beyond and local public transport is well served by the excellent Tram services which operates and link to Edinburgh Airport and a regular bus services which runs to and from the city centre and to the surrounding areas.

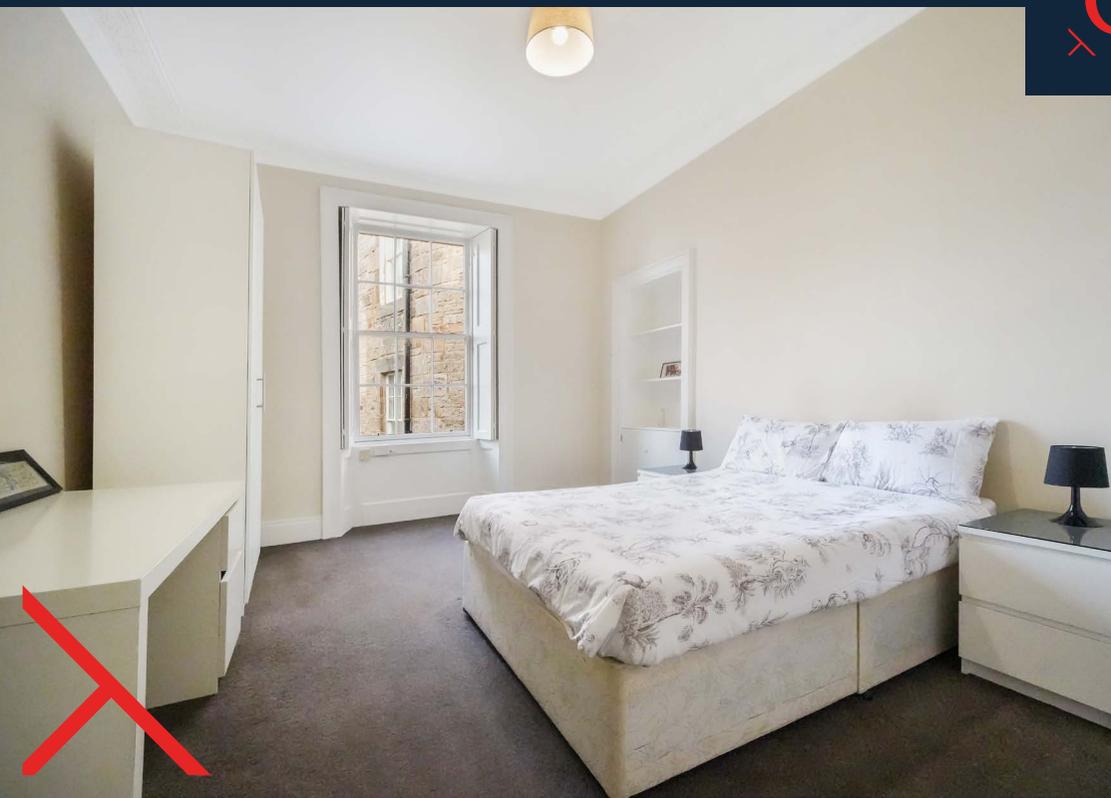
## Extras

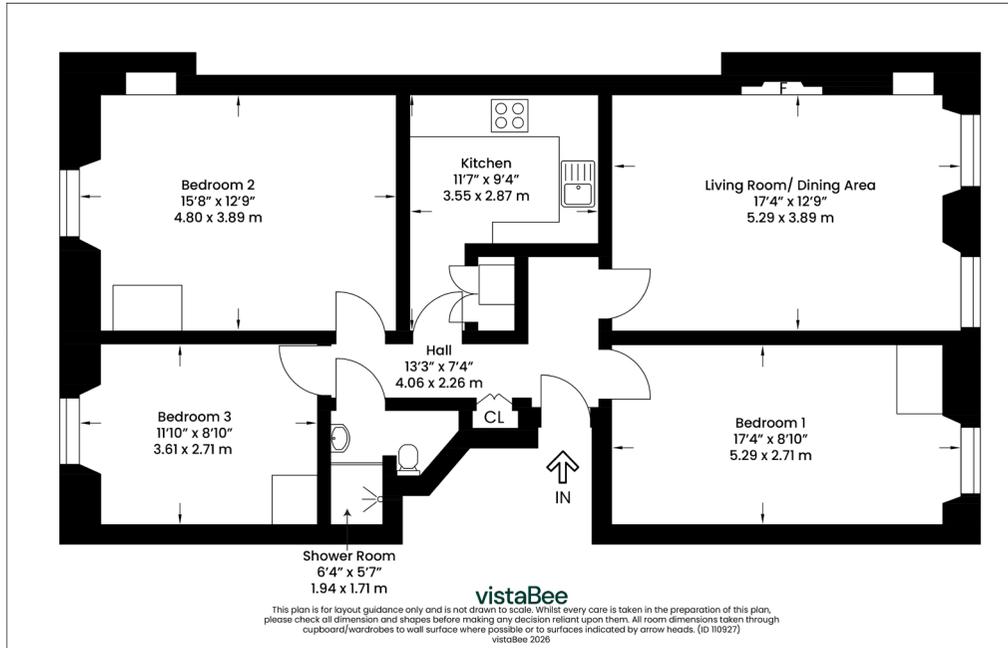
All fitted floor coverings.

## Features

- Entrance hall
- Living room
- Kitchen
- 3 Bedrooms
- 1 Shower room
- Gas central heating
- Communal garden
- EPC rating - C
- Council Tax Band – D
- Tenure - Freehold







T 0131 337 7771 E info@clancys-solicitors.co.uk A 20-22 Torphichen Street, Edinburgh, EH3 8JB

**DISCLAIMER** These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.