



18/3 QUEENSFERRY STREET

West End, Edinburgh, EH2 4QW



1

Public Room



3

Bedrooms



1

Bathroom



18/3 QUEENSFERRY STREET

This three-bedroom third-floor flat forms part of a beautiful B-listed Georgian building (1830) by the renowned Scottish architect, James Gillespie Graham. The traditional home blends the charms of period architecture (the large rooms with high ceilings) with the convenience of modern sensibilities, including a quality kitchen, three-piece bathroom, and WC. Furthermore, it is neutrally decorated throughout, providing new buyers with a sought-after blank canvas. The flat also offers excellent versatility to meet the needs of various lifestyles.

Adding to its appeal, it has a highly desirable location in Edinburgh's prestigious West End. It forms part of the New Town conservation area, and is just a stroll away from all the city centre has to offer. It is a fantastic setting that affords easy access to the high-street stores of Princes Street, as well as the designer shops on George Street. Nearby buses, Haymarket train station, and a tramline to the airport also ensure swift connections around Edinburgh and beyond. Unsurprisingly, this home will be in massive demand amongst professionals and families alike.







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RATING

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VIEWING
By appointment only
with Gilson Gray on
0131 516 5366

Features

- A traditional third-floor flat in the West End
- Part of a handsome B-listed Georgian building
- Within the New Town World Heritage Site
- Crisp neutral décor and period details
- Naturally-lit entrance hall with storage and a WC
- Elegant living room with open fireplace
- Generously appointed dining kitchen
- Three large double bedrooms (two with storage)
- Spacious bathroom with a clothes pulley
- Controlled permit parking (Zone 1)





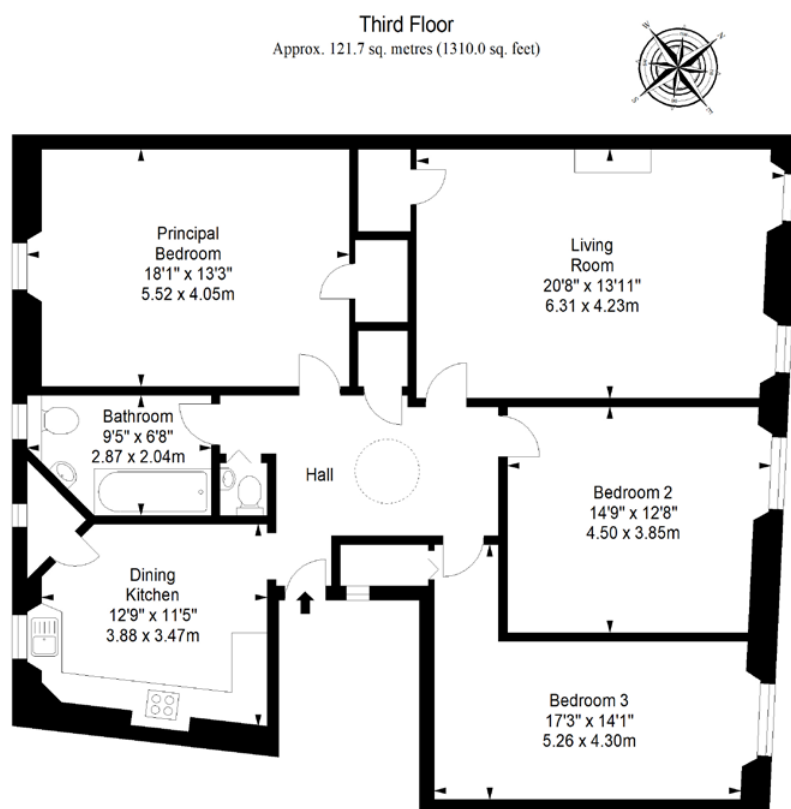


Extras: an integrated oven and gas hob, an undercounter dishwasher, and a washing machine to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.



WEST END, EDINBURGH

The West End is a highly sought-after area of Edinburgh city centre, providing unfettered access to the very best of the capital and its world-class amenities, from the outstanding shopping and entertainment facilities, to the leading historical and cultural attractions. It is a stone's throw from Princes Street, where all of the fashionable high-street retailers can be found, and a short walk to George Street, which is home to designer stores and high-end boutiques. Within minutes, you can also escape the thriving bustle of the city, enjoying an idyllic stroll along the Water of Leith to picturesque Dean Village, or a relaxed walk in the nearby Princes Street Gardens set below Edinburgh's world-famous historic castle. There is also the nearby Union Canal walkway that proves popular with cyclists, joggers, and dog walkers, and the playing greens of Inverleith Park, which is slightly further afield, but still within easy walking distance. For entertainment, the West End offers numerous upmarket bars and gourmet restaurants, as well as some of Edinburgh's most renowned theatres and music venues, including the Traverse Theatre, the Lyceum, and Usher Hall. Thanks to its central location, the West End is well served by public transport links, with Haymarket train station close by for travel beyond Edinburgh and a convenient tramline that provides a swift route to Edinburgh International Airport. Regular buses also run day and night connecting to the wider area. The West End is in the catchment for highly-regarded state schools at both primary and secondary level and is well positioned for the capital's finest independent schools.



Total area: approx. 121.7 sq. metres (1310.0 sq. feet)



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