



3 (PF2) CORNWALL STREET

West End, Edinburgh, EH1 2EQ



1

Public Room



2

Bedrooms



2

Bathroom



3 (PF2) CORNWALL STREET

Centrally positioned within Edinburgh's prestigious West End, part of the UNESCO World Heritage Site, this charming two-bedroom, ground-floor flat combines classic tenement character with elegant, contemporary finishes.

The front door opens into a central hallway, which in turn gives access to all of the rooms. At the front of the property, enjoying a westerly aspect and evening light, is a generous open-plan living, dining and kitchen space. Tall sash-and-case windows, crisp décor and statement lighting blends period charm and contemporary upgrades seamlessly. The sleek, integrated kitchen is arranged in a practical U-shape with a broad peninsula for casual dining and serving. Gloss mocha-coloured units are framed by marble-styled worktops, all lit with integrated lighting. The fully integrated kitchen hides a range of quality appliances, including a wine cooler, delivering on form and function.

Quietly set to the rear, both double bedrooms enjoy morning sun with views over the communal garden. The principal bedroom is notably spacious and benefits from a contemporary en-suite shower room. The second double bedroom enjoys direct access to the communal rear garden, whilst a further contemporary shower room and a separate WC are reached from the hall. The flat forms part of a handsome period building on a cobbled street within walking distance of amenities and benefits from controlled on-street residents' parking within Zone 4.







EPC
RATING



COUNCIL
TAX BAND

VIEWING

By appointment only
with Gilson Gray on
0131 516 5366

Features

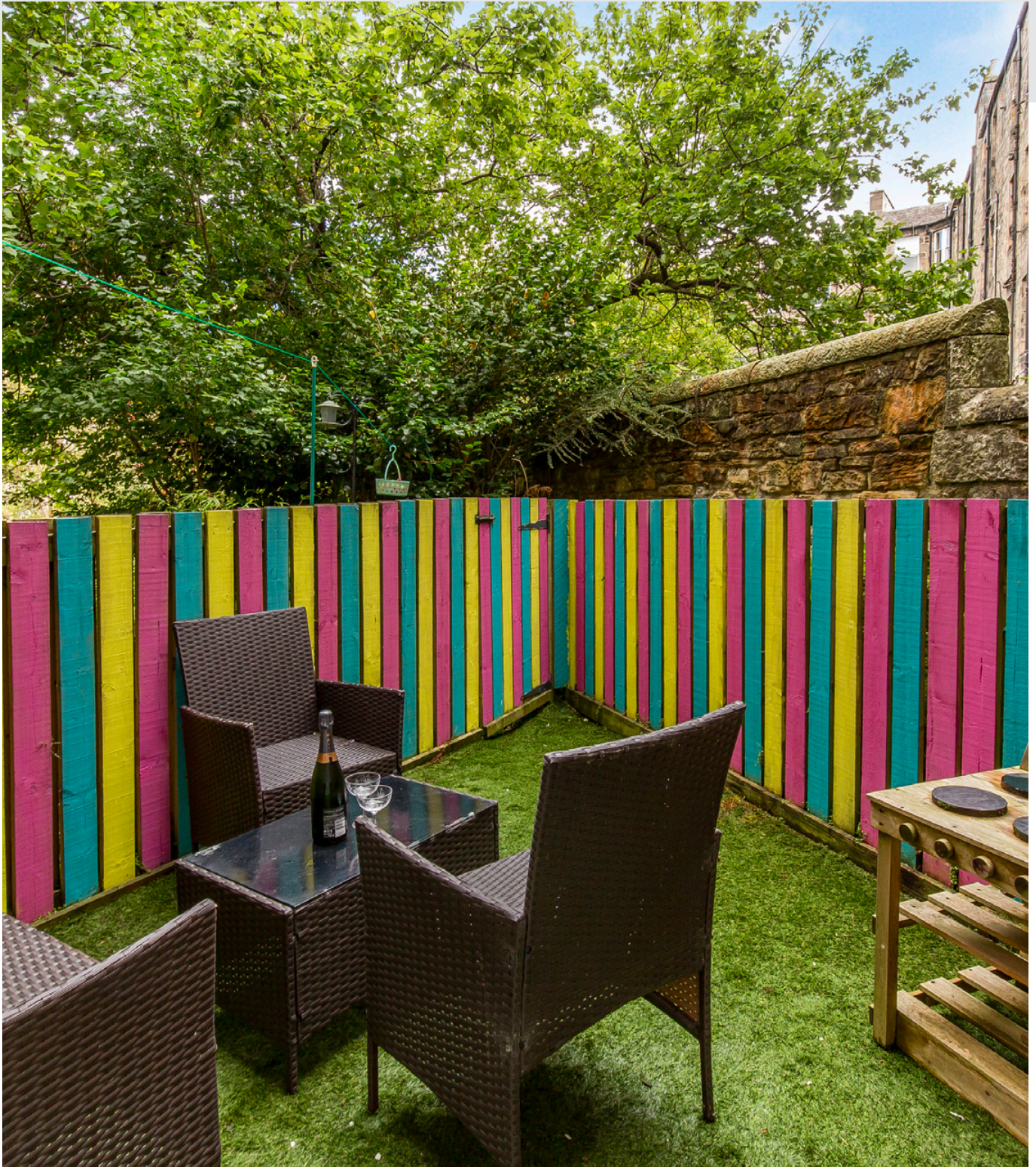
- Prime, sought-after location
- Charming ground-floor tenement flat
- Stylishly upgraded interiors throughout
- Secure entry system and communal foyer
- Central hallway with rooms fanning off
- Sunny, west-facing, open-plan reception room
- Fully integrated, contemporary kitchen
- Rear-facing principal bedroom with modern en-suite
- Versatile second double bedroom with rear garden access
- Second modern shower room with a separate WC
- Private front garden
- Delightful communal rear garden
- Controlled on-street parking (Zone 4)





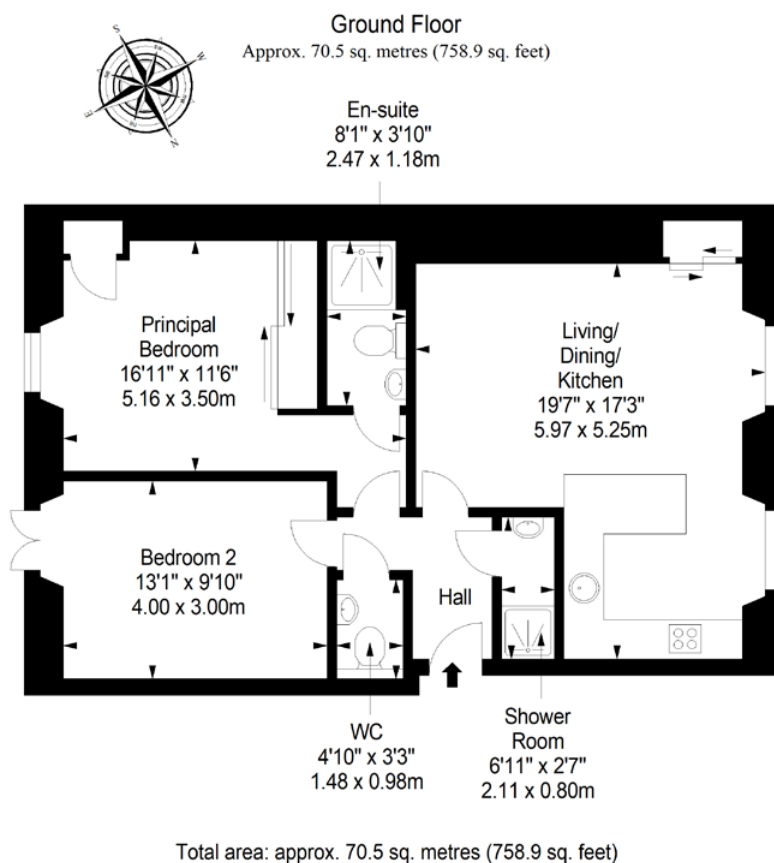


Extras: All fitted floor and window coverings, light fittings, 2 large mirrored wardrobes, outdoor furniture, sofa and appliances are included in the sale.



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 levels and is well positioned for the capital's finest independent schools.



@gilsongrayprop



gilson gray property



gilson gray property



@gilsongrayprop



These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.