



SIMPSON & MARWICK

18/4 Fettes Row

New Town, EH3 6RH

[simpsonmarwick.com](https://www.simpsonmarwick.com)

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Extremely stylish 3 bedroom second floor flat located in Edinburgh's prestigious New Town

- Elegant sitting room
- Stylish kitchen/dining room
- Double bedroom one with dressing room
- 2 further double bedrooms
- Contemporary bathroom
- Bright & tastefully presented
- Charming period features
- Highly sought after residential area
- Permit parking
- Gas central heating

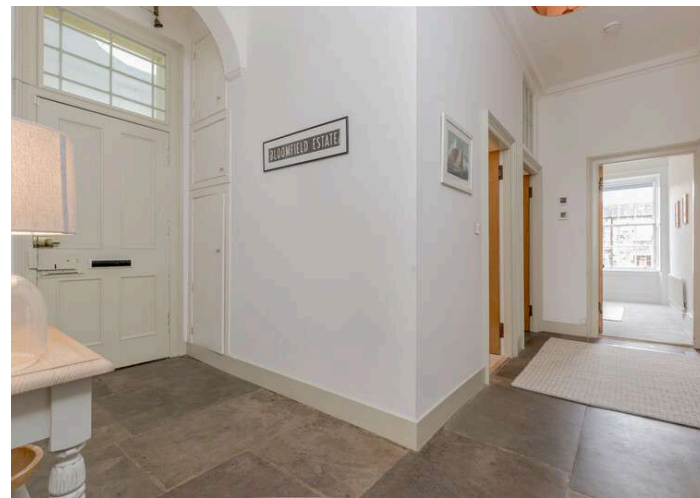
Description

Located in the highly sought after residential area of the New Town; this superb 3 bedroom second floor flat forms part of a handsome refurbished building. The property lies within close walking distance of a variety of local amenities and all the attractions of the City Centre.

The impressive interior is bright and generously proportioned and beautifully presented throughout. The stylish accommodation is complemented by quality fixtures and fittings and retains charming period features such as decorative corning, working shutters, stripped and varnished floorboards, flagstone flooring and an attractive fireplace in the sitting room. There is also a cellar at basement level included in the sale.

Location

The New Town is a UNESCO World Heritage Site in the heart of Edinburgh. A cosmopolitan range of shops, bars and restaurants are within easy reach in the City Centre include Harvey Nichols, Multrees Walk and the new Edinburgh St James Quarter which is due to open later in 2021. The popular area of Stockbridge is within a short walk and offers a range of speciality shops, deli's, bistros and popular bars.



For larger shopping facilities, there is a Tesco at Canonmills and a Waitrose in Comely Bank. The green spaces of The Royal Botanic Gardens, Inverleith Park and the Water of Leith Walkway are all nearby. Waverley Rail Station and St. Andrew Square Bus Station are easily accessible as is the tram network which runs through the city centre to the airport.

Garden

Access can be granted to Queen Street Gardens and East Circus Place Gardens on application and for an annual fee.

Fixtures and Fittings

All fitted carpets, blinds, light fittings, hob, oven, extractor hood, fridge/freezer, dishwasher and washing machine are included in the sale price.

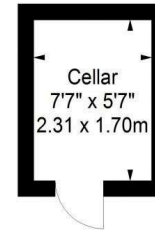
EPC Rating D

Home Report

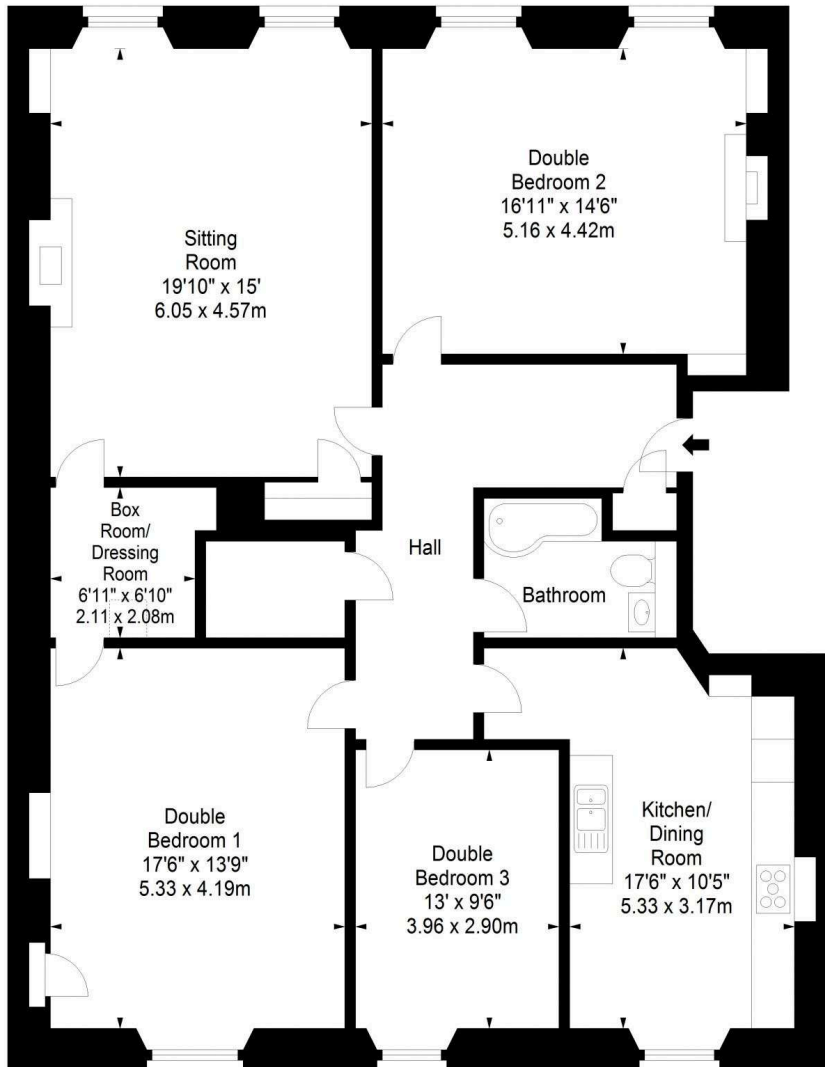
The Home Report is available to download from our website www.simpsonmarwick.com. The condition of the property and any material matter is disclosed in the Home Report.



Approx. Gross Internal Area
1530 Sq Ft - 142.14 Sq M
Cellar
Approx. Gross Internal Area
41 Sq Ft - 3.81 Sq M
For identification only. Not to scale.
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Lower Ground Floor



Second Floor

