

12 Scotland Street, New Town, Edinburgh, EH3 6PX



Description

12 Scotland Street is a substantial main-door flat of immense appeal, forming part of a classical Georgian terrace in Edinburgh's historic New Town. This fabulous property exudes elegant Georgian grandeur and boasts bright and generously proportioned rooms benefiting from many original details such as fantastic cornices and glorious ceiling plasterwork enhanced by tall windows with working shutters which ensure a great feeling of light and space. A delightful private garden is situated at the back of the home. It is fully enclosed and has mature plants, lawn, and a patio offering an ideal space for relaxation and outside entertaining.

Features

- Substantial maindoor Georgian flat in sought-after address
- Versatile living space
- Grand flagstone reception hall with columns & detailed ceiling plasterwork
- Four double bedrooms
- Beautifully enclosed private west-facing rear garden
- Charming period detail
- Gas central heating
- On street permit parking
- Excellent amenities, all accessible on foot
- Bus links and short walk to tram stop

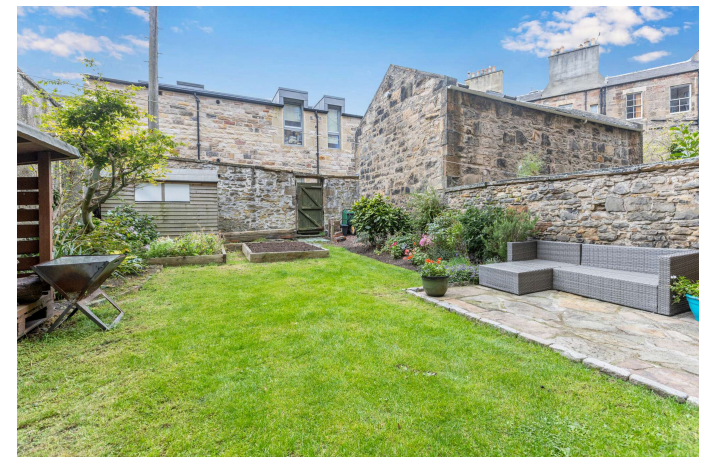
Extras

The oven, hob, cooker hood, fridge/freezer, dishwasher, washing machine, tumble dryer and garden shed. Additional items of furniture may be available by separate negotiations.

EPC Rating: C

Price and Viewing

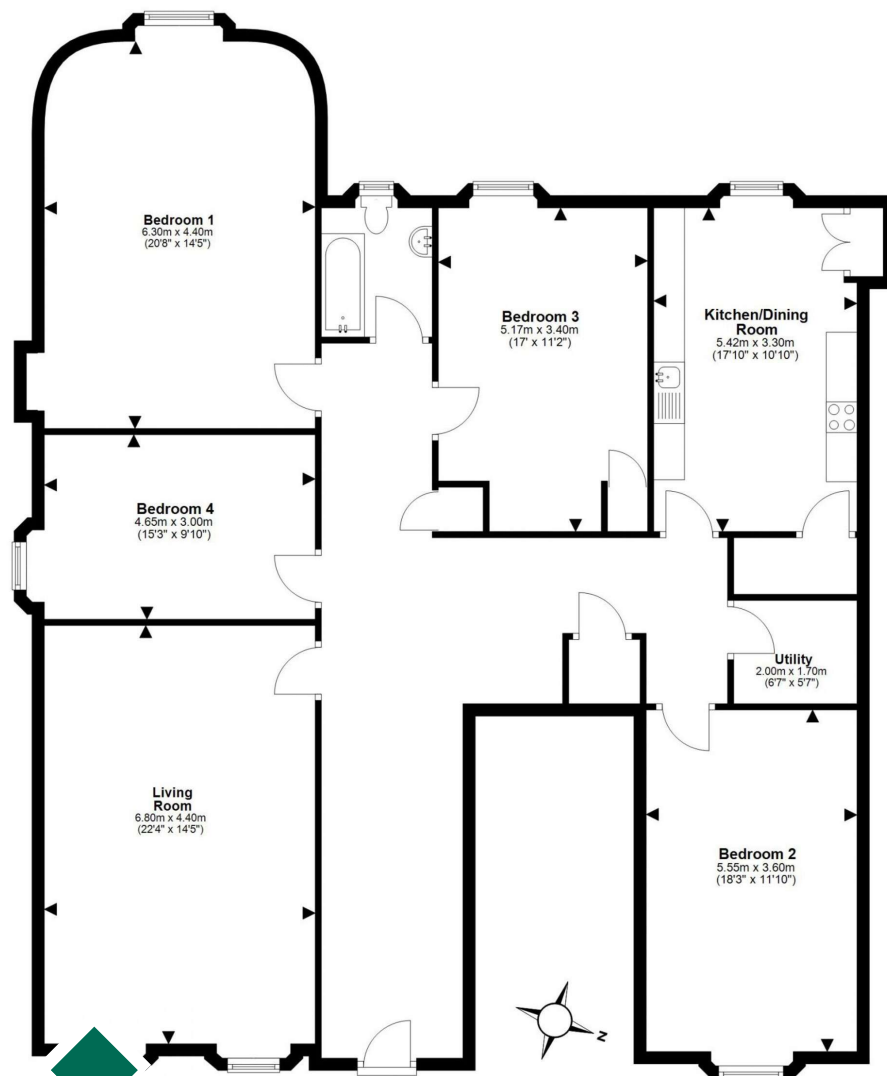
For price and viewing information or further details on this property please contact us on 0131 557 3188.



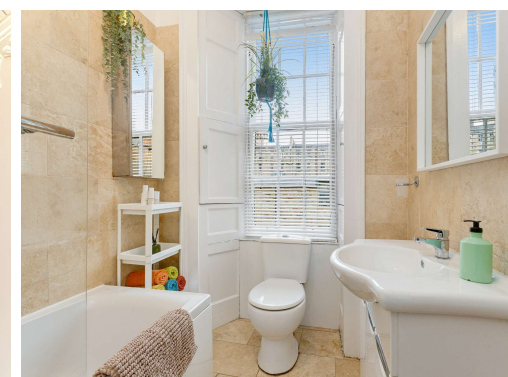
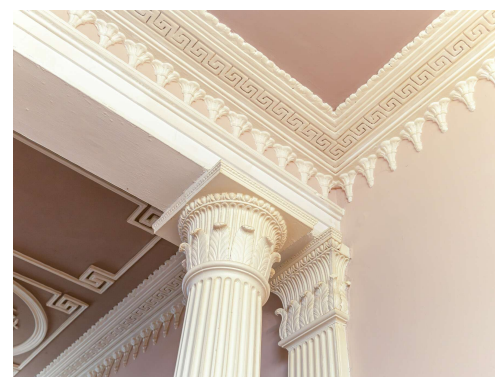
Location

Located in Edinburgh's prestigious World Heritage Site of the Georgian New Town, Scotland Street is a prestigious residential address within walking distance of Princes Street, George Street, and the West End, making it ideal for business and pleasure. Local shops and cafés cater for everyday needs, with vibrant Stockbridge nearby offering further bistros, bars, cafés, restaurants, boutiques, galleries, and delis. More extensive shopping is available with a Tesco Supermarket in Canonmills, Waitrose supermarket at Comely Bank, and a Sainsbury's supermarket, Boots, and M&S at Craigleith Retail Park. There are excellent primary and secondary schools nearby, serving both the state and private sectors. Recreational amenities in the area include the Water of Leith Walkway, Royal Botanic Gardens, Inverleith Park, Drummond Tennis Club, Glenogle Swim Centre, and National Galleries of Scotland. The St James Quarter with a range of high street shops and restaurants is within walking distance, as well as the Omni Centre leisure complex and Edinburgh Playhouse. Waverley and Haymarket Railway stations, and Edinburgh Bus Station are all a short walk away, with local buses and trams running across the city and to surrounding areas. Edinburgh City Bypass is accessible, giving access to major motorway networks, Edinburgh International Airport, and the Forth Road Bridge/Queensferry Crossing.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

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