



31a

Scotland Street
New Town
Edinburgh
EH3 6PY

FOR SALE

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Property Summary.

A delightful traditional main door Georgian flat within Edinburgh's prestigious New Town.

This is a bright, well-proportioned flat which commands a private aspect to both the front and rear. The property does now require upgrading and does offer superb potential to create the most fantastic town base, giving any purchaser the unique opportunity to create a home to their own design and specification. There is a delightful courtyard to the front incorporating a private storage cellar, with the bedroom having direct access to a charming shared rear garden.






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Features.

-  Entrance and Inner Hall
-  Living room
-  Kitchen
-  Bedroom
-  Bathroom
-  Gas fired central heating
-  Private under stairs cellar
-  Delightful shared Garden

COUNCIL TAX BAND | D

EPC RATING | D

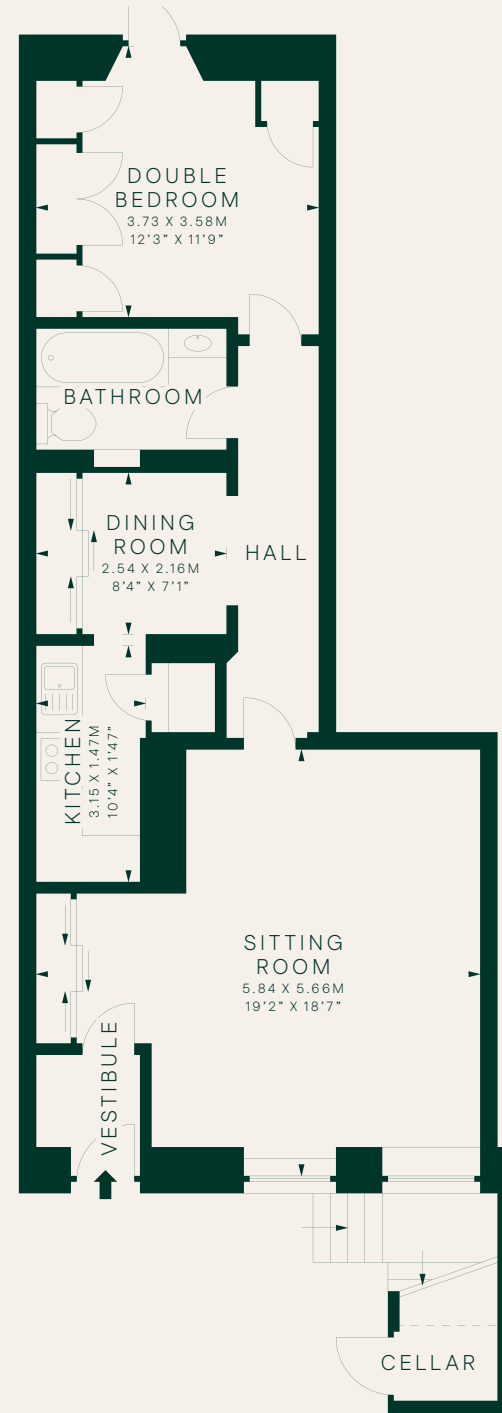
PARK | Permit Zone 6



Floor Plans

For illustrative purposes | Not to scale

Approximate Gross internal Area | 707ft² / 65.68 m²




Location.

Scotland Street is located in the heart of Edinburgh's historic Georgian New Town which is within a Conservation area, No 44 Scotland Street made famous by the detective stories by Alexander McCall Smith. The area is served with a first class range of specialist shops, with The St James Quarter, Stockbridge, George and Princes Street all within close proximity. There are tram and bus services nearby with a fantastic range of recreational facilities, famous restaurants and bars catering for all ages.

 Local Bus Stop

 Waverley Station

Contact.

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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 floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

