



74

George Street,  
New Town  
Edinburgh, EH2 3BU

FOR SALE



## Property Summary.

The subjects comprise a second floor Georgian conversion offering a generously proportioned, elegant home of character and charm. Commanding a prime corner position on prestigious George and Frederick Street, this bright and spacious home is enhanced by fine period features including an original fire surround, timber panelled dado and cornicing in the Drawing Room.

The double windowed bright Drawing Room is enhanced by original cornicing and a fire surround. A well planned Dining kitchen is ideal for informal entertaining and will include all appliances. (sold as seen). The generous master bedroom benefits from an en-suite showerroom and attractive built-in wardrobes with bed recess. The second double bedroom also benefits from the same style built-in wardrobes and commands a quiet aspect to the rear. Finally, there is a practical, well designed bathroom off the hall.



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The apartment benefits from an electric heating system with panelled radiators, traditional working shutters in parts, and an entryphone system for secure access to the well-maintained communal stair.

Though modernised and maintained to a high standard, the property has been used as a letting investment and could now benefit from some light cosmetic updating, offering the perfect opportunity to tailor the space to your personal taste.

Viewing is highly recommended to fully appreciate the charm, scale, and centrality of this exceptional home.







(2F2) 74

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A FANTASTIC OPPORTUNITY TO ACQUIRE A SUBSTANTIAL GEORGIAN APARTMENT IN THE HEART OF THE CITY CENTRE, OFFERING A SUPERB INVESTMENT AND CENTRAL HOME.

## Features.

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-  Hall
-  Drawing Room
-  Kitchen / Dining Room
-  Master Bedroom with Ensuite Shower Room
-  Second Double Bedroom
-  Bathroom



## Extras.

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All fitted carpets, light fittings, built-in wardrobes and kitchen appliances to be included. (The appliances will be sold as seen with no warranty of guarantee as to their working condition).

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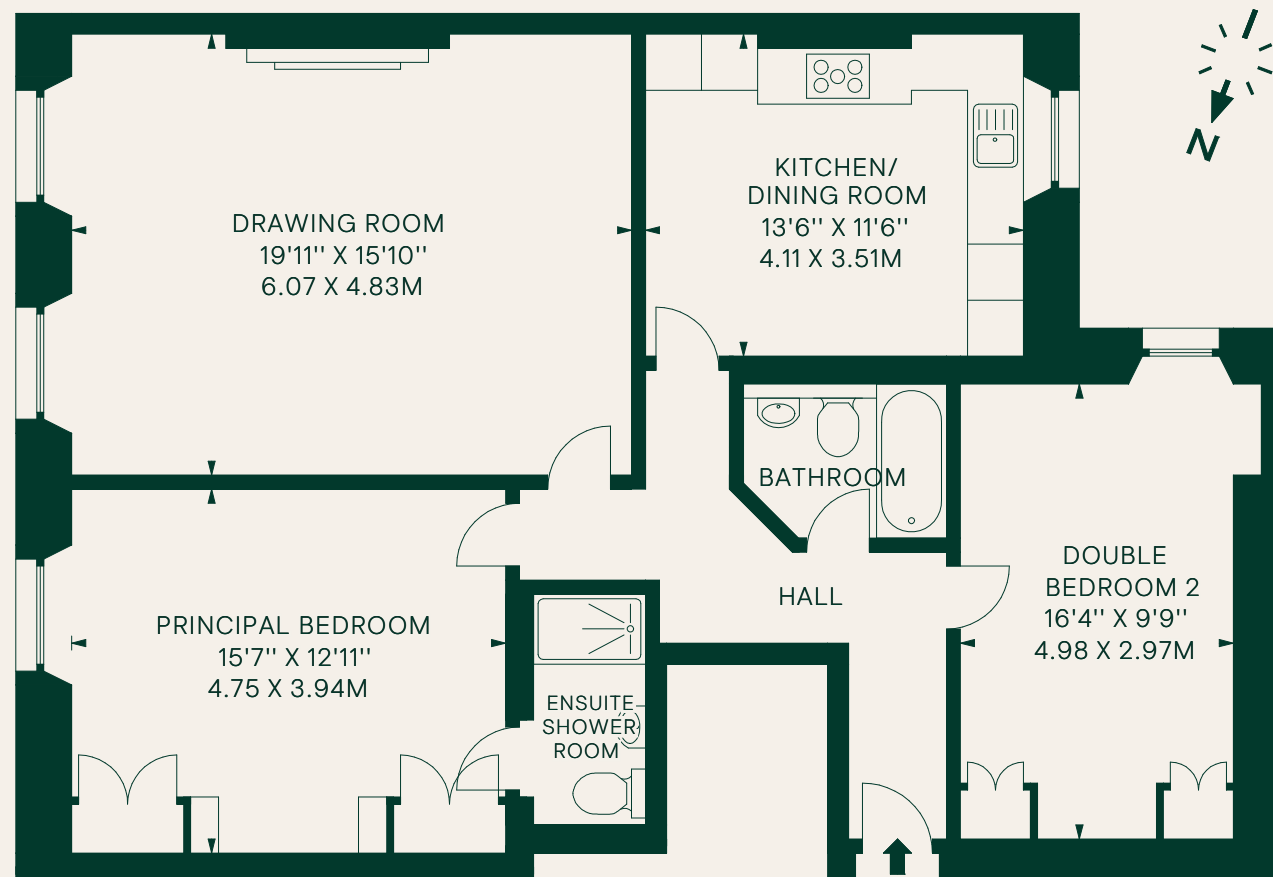
## Floor Plans.

For Illustrative purposes | Not to scale

Approximate Gross internal Area:  
1074 ft<sup>2</sup> / 99.77 m<sup>2</sup>

COUNCIL TAX | E

ENTRY | Negotiable



SECOND FLOOR

## Location.

Located On George Street, this property boasts the most fantastic location in the heart of the vibrant and historic city centre. This is the perfect property for any purchaser wishing a home of immense style which has all the first class amenities of a city centre home on hand. Vibrant George Street is host to high end restaurants, boutiques and shops, with Princes Street and the St James Quarter offering an alternative choice. The New Town, Stockbridge and the West End of the city centre are also within close proximity and offer a first class range of amenities including Sainsbury, Marks and Spencers and a Waitrose Store. For commuters, the tram and bus network is on hand, ensuring swift access to Edinburgh Airport. Waverley Train station is within short walking distance.

📞 0131 662 1234

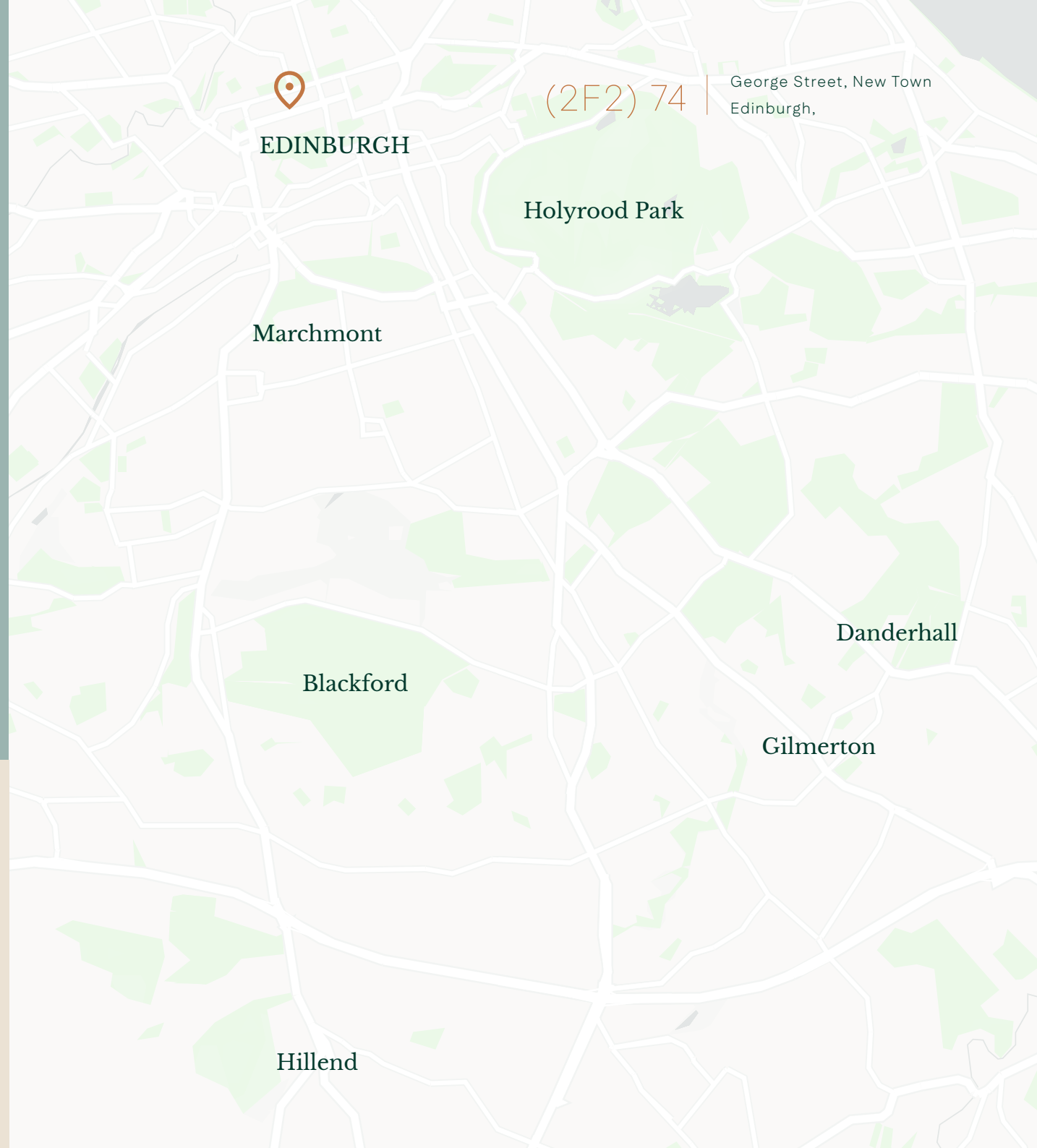
@ property@ennova-law.com

www.ennovaestateagents.co.uk

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. 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. 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.

No appliances have been tested by us, therefore no warranty or guarantee will be given as to their working condition or suitability for use. Where there are fireplaces, gas, electric or open working fires, these have not been tested and no guarantees will be given for their suitability of use.

We/our client are under no obligation to accept the highest or any offer.



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Edinburgh,

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EDINBURGH

Holyrood Park

Marchmont

Blackford

Danderhall

Gilmerton

Hillend



