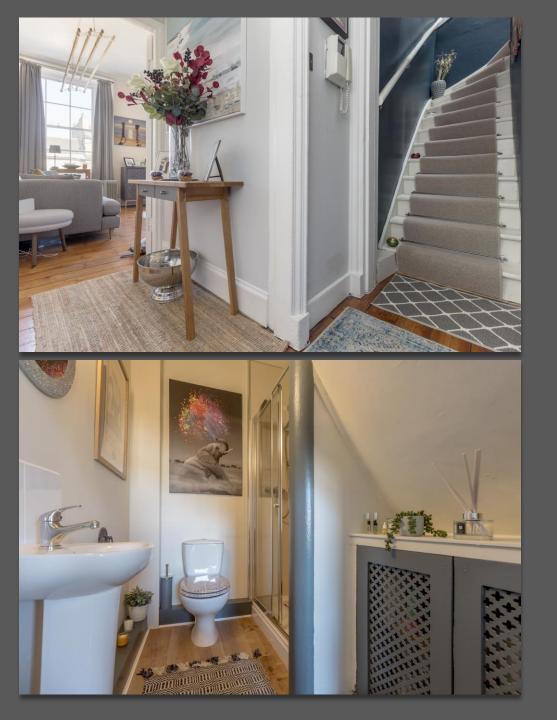
## 71-3 Great King Street New Town Edinburgh EH3 6RN

Connell & Connell W









Bright and spacious 'A' listed duplex apartment situated in the heart of the New Town conservation area, benefitting from excellent local amenities and easy access to Edinburgh's City Centre. The property lies within easy walking distance of the city's business and financial districts, abundant shopping establishments, restaurants and bars; a variety of art galleries, museums and historical attractions. John Lewis' department store, and the St. James Shopping Centre, are just minutes away as is the cosmopolitan district of Stockbridge, renowned for its village atmosphere, artisan shops and cafés.

There are good transport links with Waverley Train Station nearby, frequent bus services and the city's tram network which runs to Edinburgh International Airport. The property also boasts easy access to Edinburgh's extensive cycle network and good proximity to the City Bypass and motorway network. The property lies within the catchment area for Stockbridge Primary School and Broughton High School in the state sector with private schooling options including The Edinburgh Academy, Fettes College, Erskine Stewarts Melville Schools and St George's School in close proximity.

Internally the property is in excellent decorative order throughout and benefits from sash and case windows with working shutters, gas central heating and good storage facilities. The kitchen appliances are included in the sale, other items may be available through separate negotiation.

Resident permit parking is available on application to the City of Edinburgh Council. Access to the beautifully maintained East Circus Gardens is available subject to a modest annual fee.



## PROPERTY DETAILS

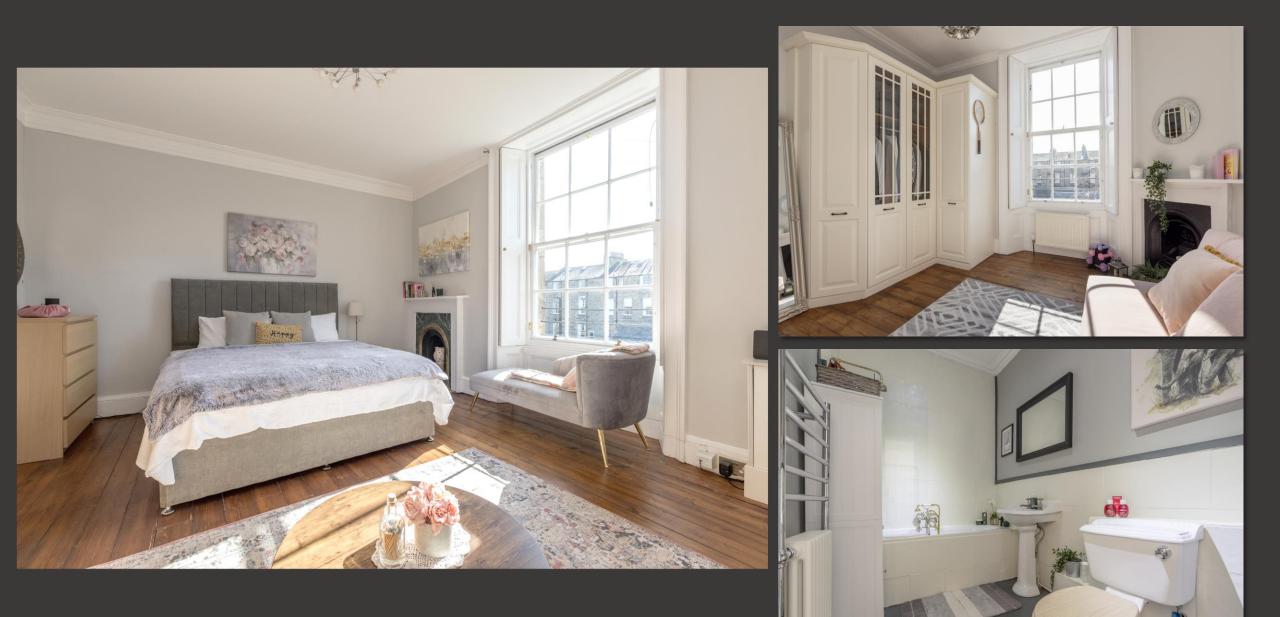
- Welcoming entrance hall. Carpeted staircase to upper level. Video entryphone system.
- Elegant Lounge / Bedroom 1 with sash and case window to front. Window shutters. Feature fireplace with wooden mantel and cast-iron insert. Dado rail.
- Spacious Dining Kitchen with twin sash and case windows to front. Working window shutters. Attractive fitted kitchen with matching shaker style wall and base units. The range cooker is included in the sale together with the fridge/freezer and washing machine. Solid wood worktops with Belfast sink and tiled splashback. Clothes pulley. Ceiling rose.
- Shower Room with white two-piece suite comprising wash hand basin and WC. Shower compartment with mixer shower.

## Upper Floor

- Landing with skylight providing natural daylight. Cupboard housing boiler.
- Large Double Bedroom with window to rear overlooking garden. Extensive built in mirrored wardrobes with additional storage space above.
- Good sized Home Office / Dressing Room suitable for use as a study or occasional bedroom. Built-in wardrobes with hanging space and shelving. Additional built-in cupboard.
- Partly tiled Bathroom with white three-piece suite comprising bath with mixer shower above and shower screen, wash hand basin and WC. Heated towel rail.



Viewing: By appointment on 0131 524 3800



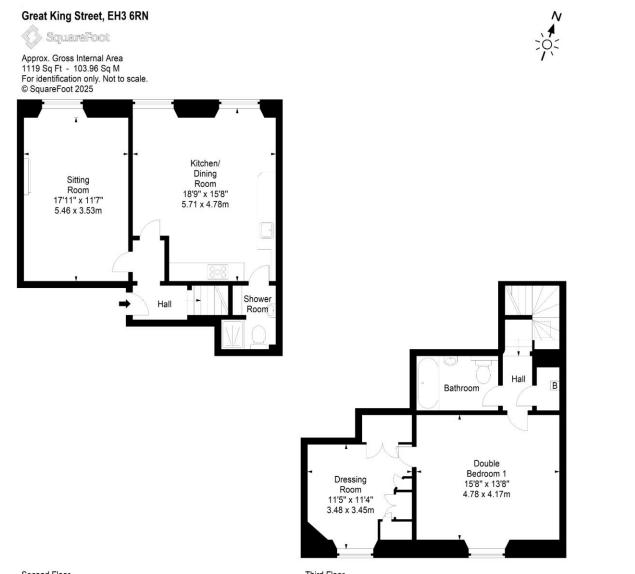


- Energy Efficiency Rating D
- Council Tax Band F

H

9/

H





Third Floor



Connell & Connell WS 10 Dublin Street Edinburgh, EH1 3PR Tel: 0131 556 2993 Fax: 0131 557 5542 property@connellws.co.uk

\* Please contact us for a free consultation or valuation



Connell & Connell are a traditional firm of family solicitors established in 1924 and dealing with all aspects of General Practice.