










Offers Over
£595,000

116 3F Hanover Street

New Town | Edinburgh | EH2 1DR

A top floor (3rd) flat of an impressive scale forming part of a B-Listed building in the heart of Edinburgh's Georgian New Town, a UNESCO World Heritage Site. Offering rarely available generous accommodation with far-reaching views across the Firth of Forth, this stunning and unique property is offered for sale in move-in condition.

-  4 Double Bedrooms
-  2 Reception Rooms
-  3 Shower rooms
-  Access to Queen Street Gardens
-  On street permit parking
-  EPC Rating – D
-  Council Tax Band – F



Description

Spanning the top floor of 116 and 118 Hanover Street, this substantial property enjoys a corner aspect to both Hanover and Queen Streets, with delightful leafy views across Queen Street Gardens to the Firth of Forth, Fife and East Lothian beyond. The accommodation is in good decorative order and offers an abundance of space, spanning to almost 2000 square feet. Currently configured with four generous double bedrooms, the scale of the property offers flexibility to use the rooms as additional reception spaces if preferred. The only property on the top floor, a well-kept communal stair with secure entry system leads up to the front door, which opens into a large reception hallway with extensive built-in storage space and a guest WC. The principal reception room has ample space for living and dining furniture, with a large dormer bay window overlooking Queen Street Gardens. A focal point of the room is the period fireplace housing a log burner. The kitchen/dining room is positioned to the rear of the building and has a window seat with charming roof top views to the west. The kitchen is fitted with a good range of modern wall and base units with integrated appliances including a coffee machine, fridge freezer, Bosch dishwasher, Zanussi washing machine, oven, induction hob and cooker hood.

Double bedroom one is at the front of the property, with twin windows to Hanover Street and far-reaching views to the east. This master bedroom benefits from secondary double glazing to the windows, a recently created en-suite shower room and a walk-in storage space/dressing room beneath the eaves. The second double bedroom is also at the front of the property and also enjoys a dormer style bay window with secondary double glazing and also benefits from an en-suite shower room with modern white en-suite. There are a further two generously-sized double bedrooms and an additional shower room with white suite. The property boasts period features and impressive high ceilings throughout, creating a wonderfully bright and airy space with an abundance of charm and cosy homeliness. Benefits on offer include gas central heating with underfloor heating to the kitchen/dining room. Access is available to a partially floored attic space (including a hatch onto the roof) and extensive additional storage is provided on the landing.



Extras

The aforementioned integrated kitchen appliances are to be included in the sale along with the clothes drying pulley and light fittings. Items of furniture, curtains and light shades are available by separate negotiation to provide a home in genuine move-in condition.

Gardens and Parking

Directly opposite the property are the wonderful Queen Street Gardens. All properties with a frontage overlooking the gardens are responsible for contributing to its upkeep, by payment of a small annual fee (£146 paid from October '23 valid to October '24) which in return provides key access to this tranquil oasis in the middle of the city. A variety of public parks and green spaces are also close at hand. Residents parking permits are available from the City of Edinburgh Council for on street parking.

Viewing

Please contact Neilsons on 0131 625 2222





Location

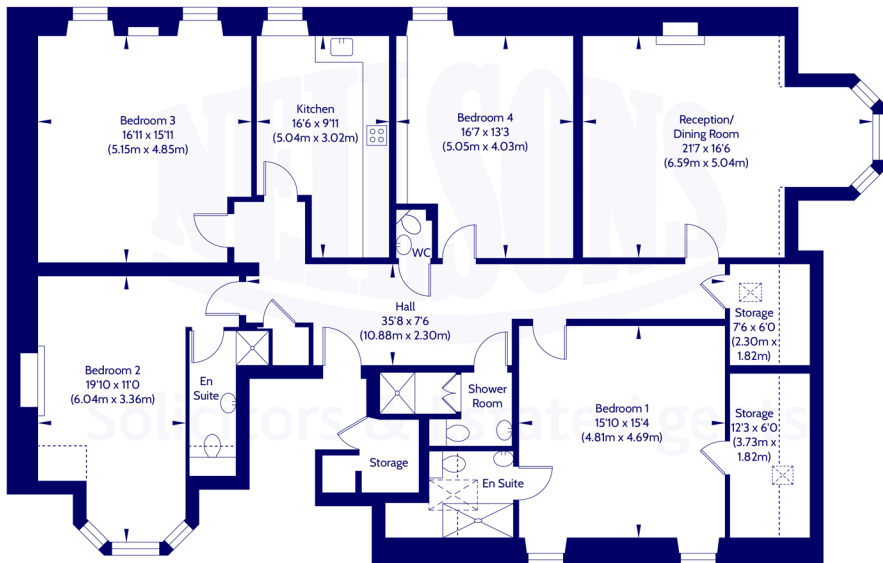
The property is located in the heart of Edinburgh's world-famous Georgian New Town, a UNESCO World Heritage Site as one of the most important and best-preserved examples of urban planning in Great Britain. Hanover Street is on the original plan for the New Town by architect James Craig in 1766, with numbers 116-118 completed around 1785, being some of the oldest surviving examples of Georgian architecture in the city. Edinburgh is frequently voted one of the best places to live globally, and this superb central location offers a cosmopolitan lifestyle in easy walking distance of world-class amenities including shops, galleries, theatres, cafes, bars and restaurants. A wealth of recreational facilities can be found close at hand with a choice of gyms, outdoor spaces, walks to the Water of Leith and cycle routes. Excellent public transport by bus, tram or train provides swift access beyond the city and to the airport.





Approx. Gross Internal Floor Area 177.74 Sq M / 1913 Sq Ft.

Third Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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