









Solicitors & Estate Agents



54 1F1 Shandwick Place

West End | Edinburgh | EH2 4RT

Charming and impressive first floor flat situated in Edinburgh's prestigious West End, with first-class amenities and transport links on it's doorstep. The property will suit a variety of purchasers including professionals. Viewing recommended.

-  1 bed
-  Plus box bedroom
-  1 public
-  1 bathroom
-  EPC Band - D
-  Council Tax Band - D



Description

Internally, the property is spacious throughout whilst briefly comprising; inviting entrance hallway with useful storage, bright and spacious reception area with bay windows with working shutters, traditional cornicing, semi-open plan double bedroom with scope to use a partition to create a closed space, fully-fitted kitchen with a range of included white goods and tiling in splash areas whilst being finished with sleek white units and a wooden worktop, good sized box bedroom with room internal windows allowing natural light, and a large bathroom suite with a separate bath and rainfall shower.

Further benefits include wet electric central heating, sash and case windows, and tall ceilings throughout.



Extras

Selected fixtures and fittings, including; integrated electric hob, oven, and extractor hood, freestanding fridge and washing machine, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Parking

Permit/metered parking is available on surrounding streets within the area.

Viewing

By appointment through Neilsons 0131 625 2222.





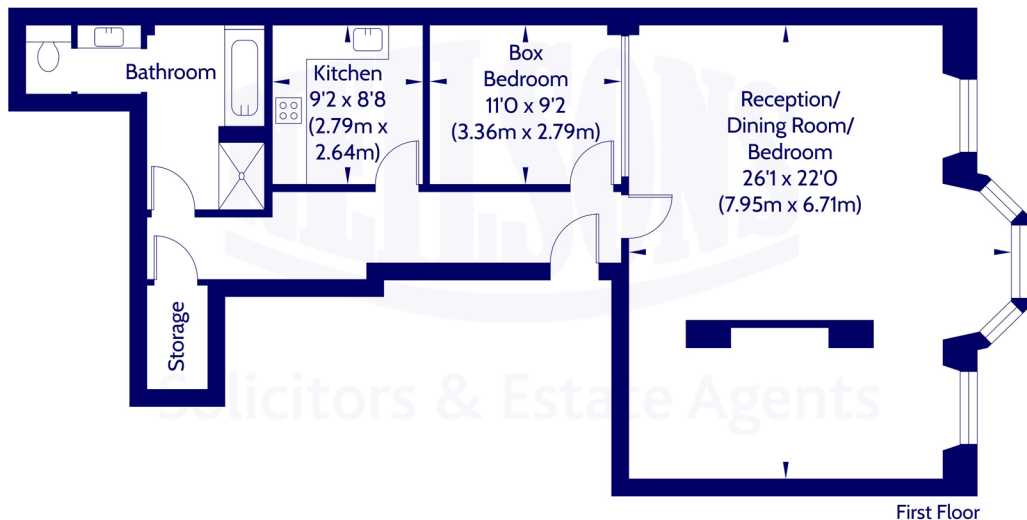
Location

The West End is a highly sought-after area, close to the commercial and retail core in George Street, Princes Street and St James Quarter. The cosmopolitan district of Stockbridge is only a short walk away offering a superb choice of speciality shops, food stores, fashionable bars, quaint coffee shops, delis and boutiques. There is easy access to the Water of Leith Walkway and cycle path, whilst the open spaces of the Royal Botanic Gardens and Inverleith Park are also within walking distance. Haymarket rail station is close by, including a regular airport bus and tram service that are both right on the doorstep along with other regular public transport links that provide swift access in and around the city. By car main roads connect quickly to the City Bypass, Edinburgh International Airport, the Queensferry Crossing and central motorway network.





Approx. Gross Internal Floor Area 87.9 Sq M / 946 Sq Ft.



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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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