







## Welcome

Welcome to St Vincent Place, this fabulous one bedroom lower ground floor apartment forms part of an award winning factored development. The property occupies a prime position off Fettes Row in Edinburgh's sought after New Town area, close to an abundance of amenities, shops, bars and restaurants with all Edinburgh's attractions within easy reach. The property further benefits from a storeroom and residents parking with an allocated space. Presented in excellent order, making it an ideal purchase for the first time buyer, professional and buy to let investors, it would also make a fantastic pied-a-terre. Presented to the market in excellent, move in condition, we would recommend an early viewing.



- Reception hallway with good storage facilities.
- Spacious open plan living/dining and kitchen area with glazed doors opening onto a patio area.
- Fully equipped kitchen.
- Large double bedroom with built in wardrobes.
- Stylish bathroom comprising WC, wash hand basin, bath with shower over.
- Double glazing.
- Gas central heating.
- Storeroom next to flat entrance.
- Allocated parking space.





## Stockbridge

Edinburgh's New Town located in the heart of the City. All the benefits of city centre living can be enjoyed with a wide range of cultural activities, and a variety of speciality shops, bistros and restaurants in nearby Stockbridge. The main shopping and commercial thoroughfares of Princes Street and George Street are close by including Harvey Nichols and John Lewis. In addition there are leisure facilities at the Omni Centre which includes a multiscreen cinema and various bars and restaurants. The Edinburgh Playhouse theatre is also close by. Locally there is a Sainsbury's, a Waitrose supermarket at Comely Bank and a larger Sainsbury's supermarket and range of retail stores at Craighleith Shopping Park close to Blackhall. The green spaces of The Royal Botanic Gardens, Inverleith Park and the Water of Leith Walkway are also nearby and the Scottish Parliament at Holyrood is within a short drive. Waverley and Haymarket rail stations and St Andrew Square bus station are all easily accessible with regular bus links throughout the City, and an express bus runs from Waverley Station to Edinburgh International Airport. Excellent schools in both the state and private sectors are easily accessible.

## Agent's Note


The development is factored by Ross & Liddel, with an approximate annual fee of £900 which includes a block buildings insurance. Further information on the factors can be found via the factor's website. Please note, this information is correct at the time of publication, it should always be confirmed at the point of offer.



# Get in touch

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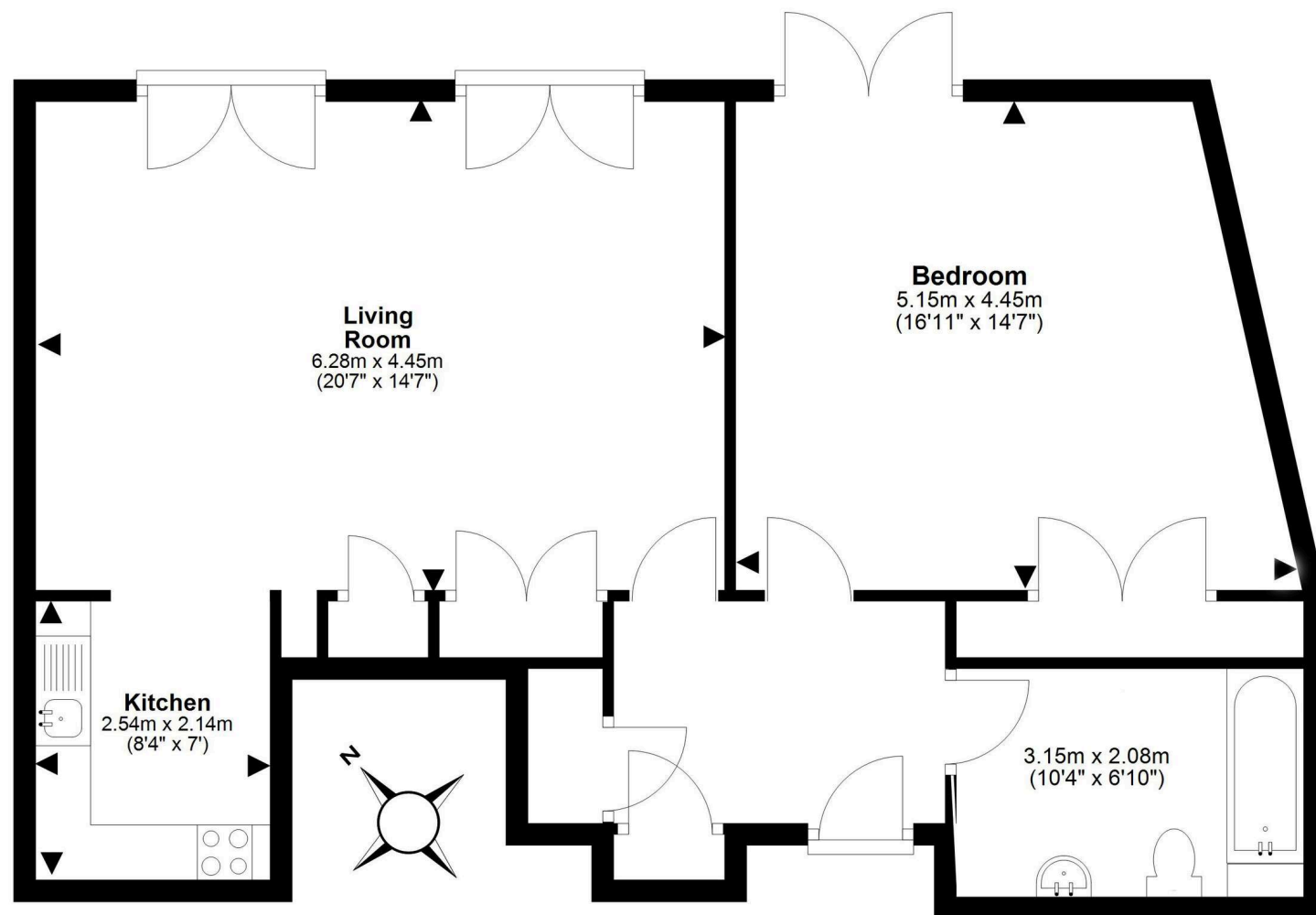
Bruntsfield Office:

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**CHARTERED FIRM**

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.