



37 Scotland Street

New Town, Edinburgh, EH3 6PY


northwood



Forming part of a handsome, B-listed Georgian tenement building in the New Town, within the UNESCO World Heritage Site conservation area, this main-door flat enjoys two bedrooms, an impressive reception room, a dining hall, a kitchen, and a bathroom, all presented with beautifully styled interiors and a wealth of period features. The flat is situated in one of the city's most desirable postcodes, with endless amenities on the doorstep and within enviable easy reach.

A set of stone steps leads to the flat's private front door, which opens into an airy, practical entrance vestibule with space for coat and shoe storage. From here, double doors flow through to a dining hall (with built-in storage), where plenty of space is provided for a six-seater dining table. The vestibule and hall are tastefully decorated and enjoy tiled flooring and period features, setting the tone for the interiors to follow. To the left of the hall lies an impressive living room, conveying a wonderfully bright and spacious atmosphere, with a generous floorspace, a soaring ceiling (adorned with beautifully detailed cornicing and a ceiling rose), and large twin recessed windows with working shutters, southwest-facing and capturing sunny natural light throughout the day. The room is elegantly presented with dove-grey décor, handsome wood flooring, and a bold feature wall, whilst a striking fireplace creates a focal point around which furniture can be arranged. The kitchen neighbours the living room and is fitted with modern cream-coloured wall and base cabinets and workspace, with a freestanding cooker, fridge/freezer, and washing machine also included.

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- Main-door flat in the exclusive New Town
 - Part of a beautiful B-listed Georgian tenement
 - Quietly located within the New Town conservation area
 - Beautifully presented, characterful interiors
 - Entrance vestibule and dining hall with storage
 - Wonderfully light and airy, impressive living room
 - Modern fitted kitchen
 - Two well-proportioned double bedrooms
 - Modern bathroom with shower-over-bath
 - Access to a shared garden
 - A lovely open south-facing aspect
 - Controlled on-street parking (Zone 6)
 - Gas central heating
 - EPC Rating - C





**“Wonderfully light and
impressive living room,
a modern fitted kitchen
two double bedrooms”**







The flat accommodates two well-proportioned double bedrooms, both continuing the airiness and stylish presentation of the preceding accommodation, with their own unique bold décor, original flooring, and recessed windows with working shutters. The larger bedroom features an Edinburgh press, whilst bedroom two is accompanied by built-in storage. Finally, a bathroom completes the accommodation and comprises a bath with an overhead shower and a glazed screen, a WC-suite, and a large wall-mounted mirror. The flat is kept warm by a gas central heating system.

Externally, the flat benefits from access to a shared garden, and on-street permit parking falls under Zone 6.

Extras: All light fittings, freestanding cooker, fridge/freezer, and washing machine will be included in the sale. The furniture is available by separate negotiation.



New Town

Set within the New Town, the property enjoys a prime location in Edinburgh's most prestigious postcode. Its excellent situation offers residents the finest amenities the capital has to offer, all within easy walking distance. On your doorstep, you will find a superb choice of top-rated restaurants, cafés, fashionable bars and clusters of small speciality shops. The New Town hosts world-class shopping outlets including Harvey Nichols, John Lewis, Multrees Walk at St. Andrew Square, and St James Quarter, while Princes Street is lined with all the top-name High Street retailers. Stockbridge offers a unique village atmosphere and the independent outlets here are arguably some of the best in the country. A selection of some of Scotland's finest art galleries are all in close proximity including the National Portrait Gallery, the Gallery of Modern Art and the Scottish National Galleries. For days out, picnics or scenic walks the tranquil Water of Leith at Stockbridge and the colourful Royal Botanic Gardens are both nearby. Edinburgh boasts some of the best private schools in the country. Both Fettes and Edinburgh Academy are close by, along with excellent state schools. The area offers an abundance of public transport services for commuting to any part of the city or other parts of the country. The tram line runs from nearby all the way to the airport, whilst there are over 35 bus routes departing from the area and Waverley Station is conveniently close.

Floorplan

