



## Attractive

### Garden flat in enviable New Town location



This substantial, three-bedroom, attractive garden flat has an enviable location within the highly desirable New Town area of Edinburgh. It is close to excellent local amenities, transport links, shops and restaurants with Stockbridge, George Street and Princes Street Gardens a short walk away. The property has generous dimensions and high ceilings throughout providing accommodation which can be utilised as a three bedroom or two-bedroom property and in addition there is a large boxroom, which could be utilized in various ways, such as a home office or playroom. It has solid wood flooring, in good condition, throughout, working shutters in most rooms, recessed windows, high skirtings and has been decorated throughout in neutral colours. The accommodation comprises, an impressive reception hallway, with excellent storage and a W.C. There is a dining/living room quietly facing the rear, with a window seat and views over the private terrace. The kitchen sits to the back of this room, providing a large range of fitted units, onyx effect worktops, appliances and attractive tiling. There is a large master bedroom, or second sitting room, quietly facing the rear, two further double bedrooms and a family bathroom, with a white suite which completes the accommodation. To the front, there is a communal, paved courtyard, providing access to the two cellars, one of which is tanked. The rear private terrace is sheltered, providing a great area for al fresco dining and socialising.

## Key Features

Hallway

Dining/living room

Kitchen

Master bedroom/ public room

Two further double bedrooms

Box room/home office

Bathroom and separate w.c.

Utility room/laundry

Gas central heating

Communal courtyard to front.

Private terrace to rear

Permit parking

Some photos have been virtually staged for illustration purposes



## New Town

The New Town is situated in the heart of the City Centre and boasts an enviable range of local amenities. The local area has lovely open spaces including Calton Hill, one of the City's most popular attractions and Holyrood Park, a wonderful spot for an afternoon stroll and outdoor activities. The new St James Quarter is within a short walk of the property, offering a new shopping complex, a luxury hotel, a multi-screen cinema and restaurants. There is an excellent choice of cultural activities in the vicinity including Playhouse theatre, Vue cinema and art galleries. The property is well within reach of excellent public transport services such as the tram with direct links to Edinburgh Airport and Edinburgh Waverley is located within walking distance with direct routes to London.

This property is also a stone's throw from the sought-after Stockbridge which offers a bustling and unique village atmosphere, a wealth of amenities including chic boutiques, art galleries, independent shops, bookshops, renowned cheese mongers, fish mongers and a butcher. A fantastic selection of fashionable cafés, restaurants, and pubs line the street, each giving the area character and the individual flair it is renowned for. A large Waitrose supermarket is conveniently situated nearby. The Stockbridge market, held every Sunday at Jubilee Gardens, boasts fresh produce and artisan crafts from independent traders.



### Extras

All floor coverings, light fittings, gas hob, electric double oven, dishwasher, fridge freezer, automatic washing machine and dryer (no warranties given).

### Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email [property@elpamsolicitors.co.uk](mailto:property@elpamsolicitors.co.uk)

### Council Tax Band

C

### Home Report Valuation

£550,000

### EPC Rating

C

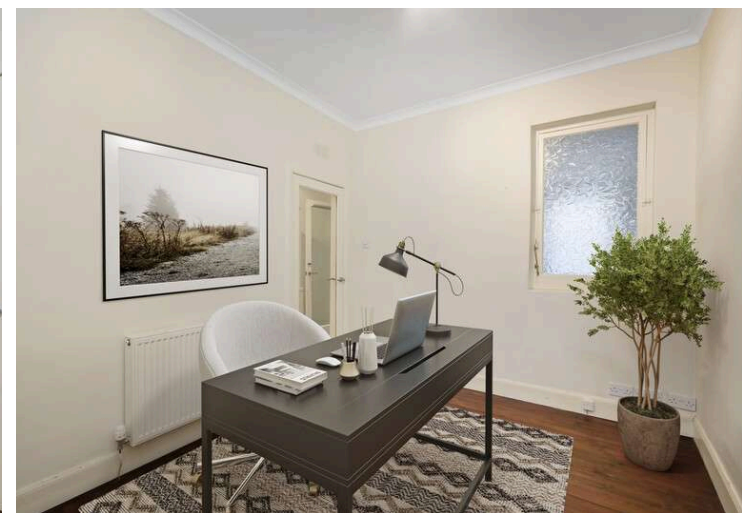
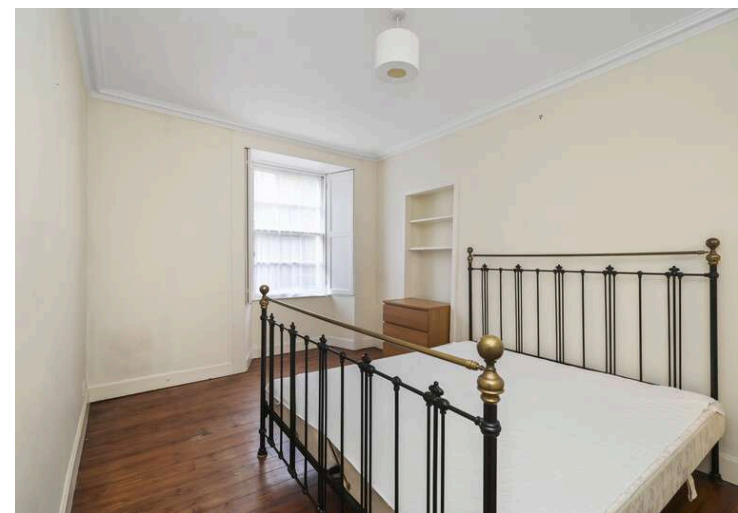
### Tenure

Free hold

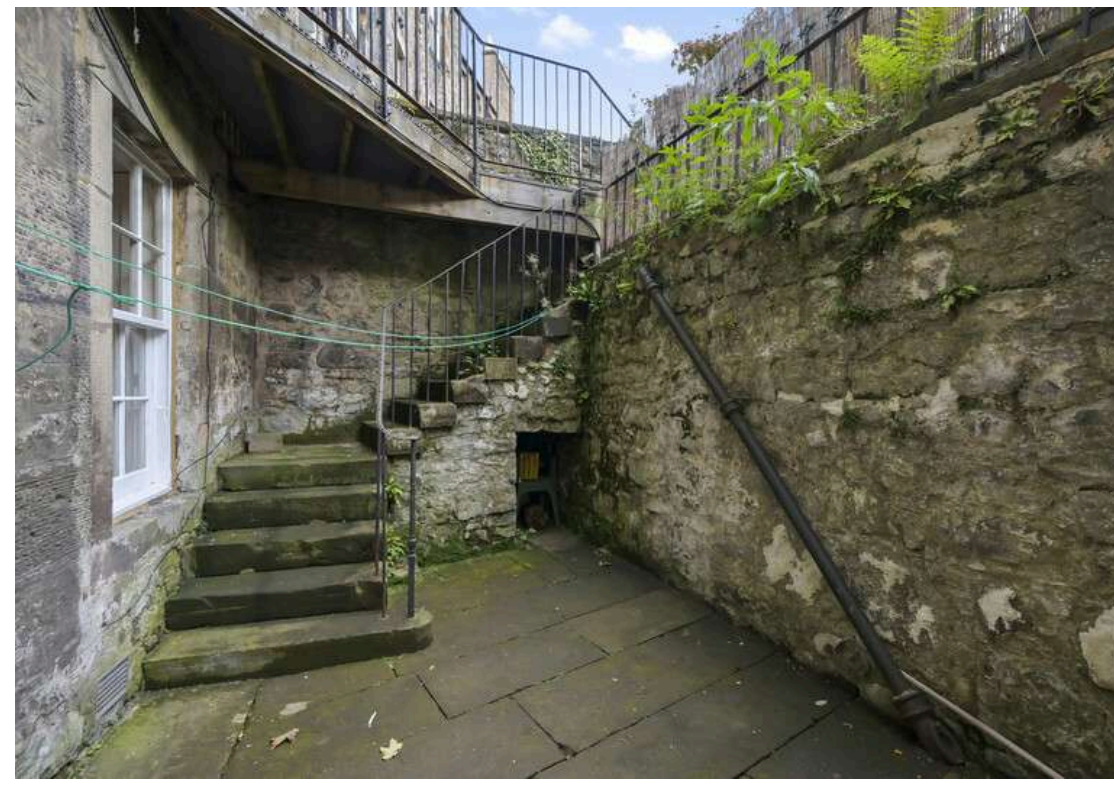


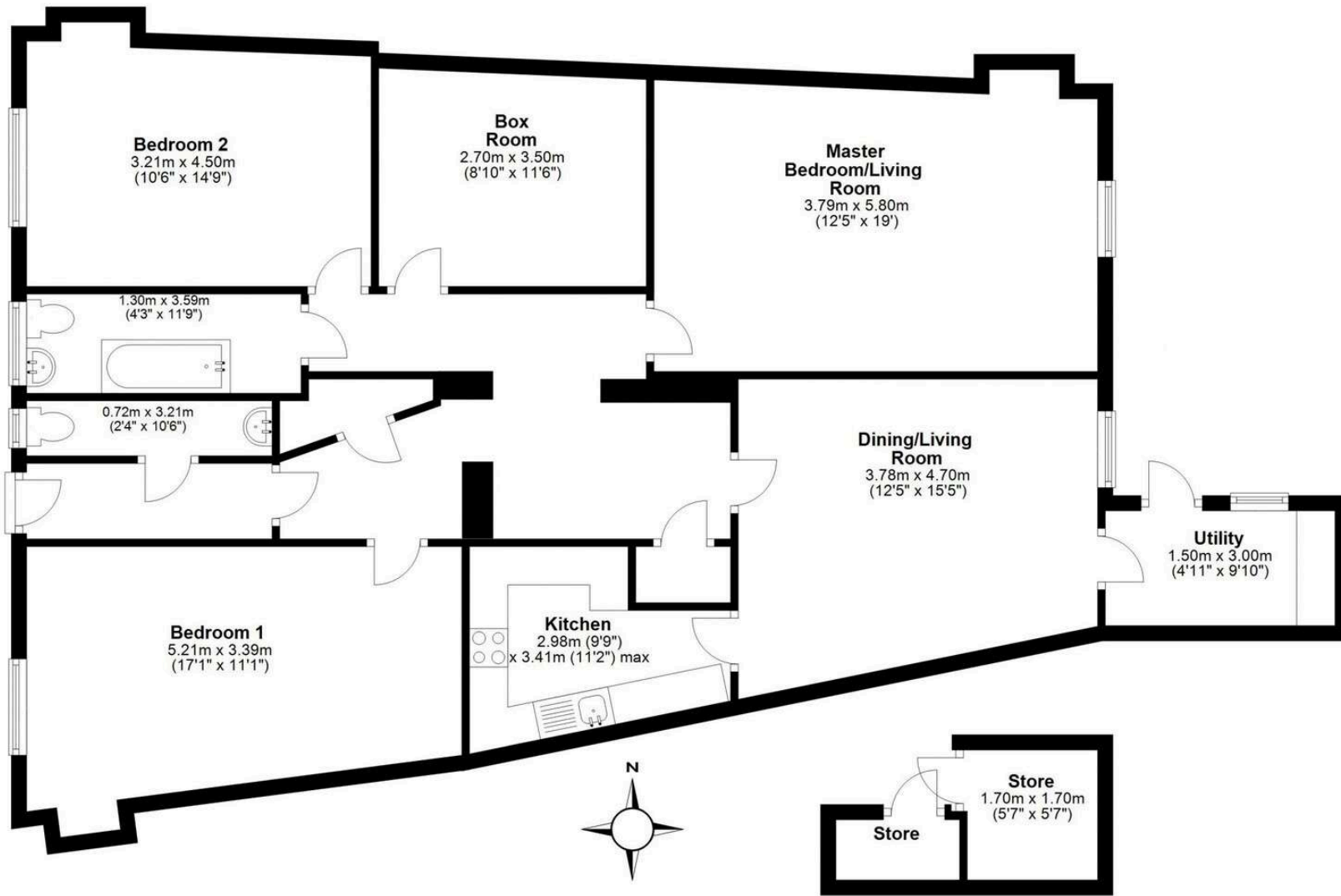


*"This property offers versatile accommodation and direct access to a private terrace."*









Total area: approx. 129.8 sq. metres (1396.9 sq. feet)

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.



Estate Agency & Conveyancing ♦ Wills & Powers of Attorney ♦ Executory Estates  
Employment Law ♦ Commercial Leases ♦ Dispute Resolution & Litigation



89 Main Street, Davidsons Mains, Edinburgh, EH4 5AD ♦ DX 657 Edinburgh ♦ t: 0131 312 7276 ♦ f: 0131 312 6029  
e: property@elpamsolicitors.co.uk ♦ w: www.elpamsolicitors.co.uk

**ēspc** CHARTERED FIRM

Also at: 98 Ferry Road, Leith, Edinburgh, EH6 4PG ♦ DX 550874 Leith ♦ t: 0131 554 8649 ♦ f: 0131 554 8648

**rightmove**

ELP Arbuthnott McClanachan is a trading name of ELP-AM Solicitors Limited, registered in Scotland under company number SC471191

Whilst these particulars have been prepared as carefully as possible and are believed to be correct, no guarantee is given as to their accuracy and they shall not form part of any contract. Measurements are taken at the widest points, are for general guidance only and are approximate. The floor plan is for layout guidance only and may not be drawn to scale. Prospective purchasers should check all measurements and shapes before making any decisions reliant upon them. None of the systems or appliances has been tested and no warranty is given by ELP Arbuthnott McClanachan as to their order/condition. Interested parties are advised to have their interest noted through their solicitors as soon as possible in order that they may be advised of any closing date for the receipt of offers. Acceptance of a note of interest does not constitute an undertaking that the party will be given an opportunity to offer. The Seller shall not be bound to accept the highest or any offer. Written offers should be made in the form of the Scottish Standard Clauses.