



Attractive and generously proportioned Basement flat in enviable New Town location



This substantial, three-bedroom, attractive basement 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

Council Tax Band

C

Home Report Valuation

£550,000

EPC Rating

C

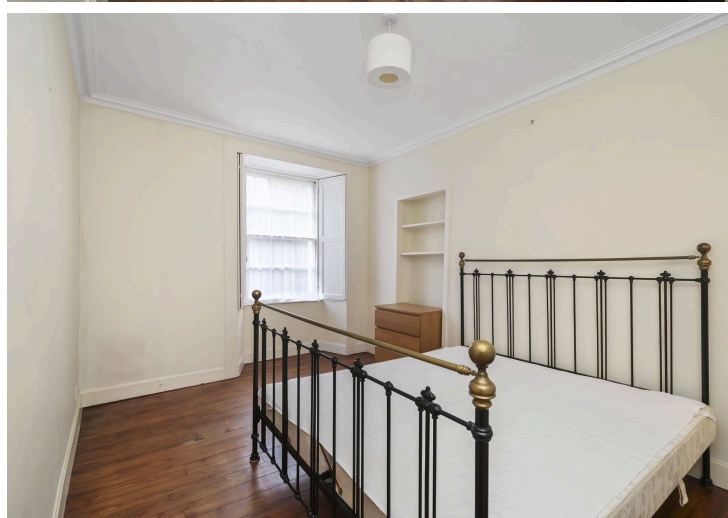
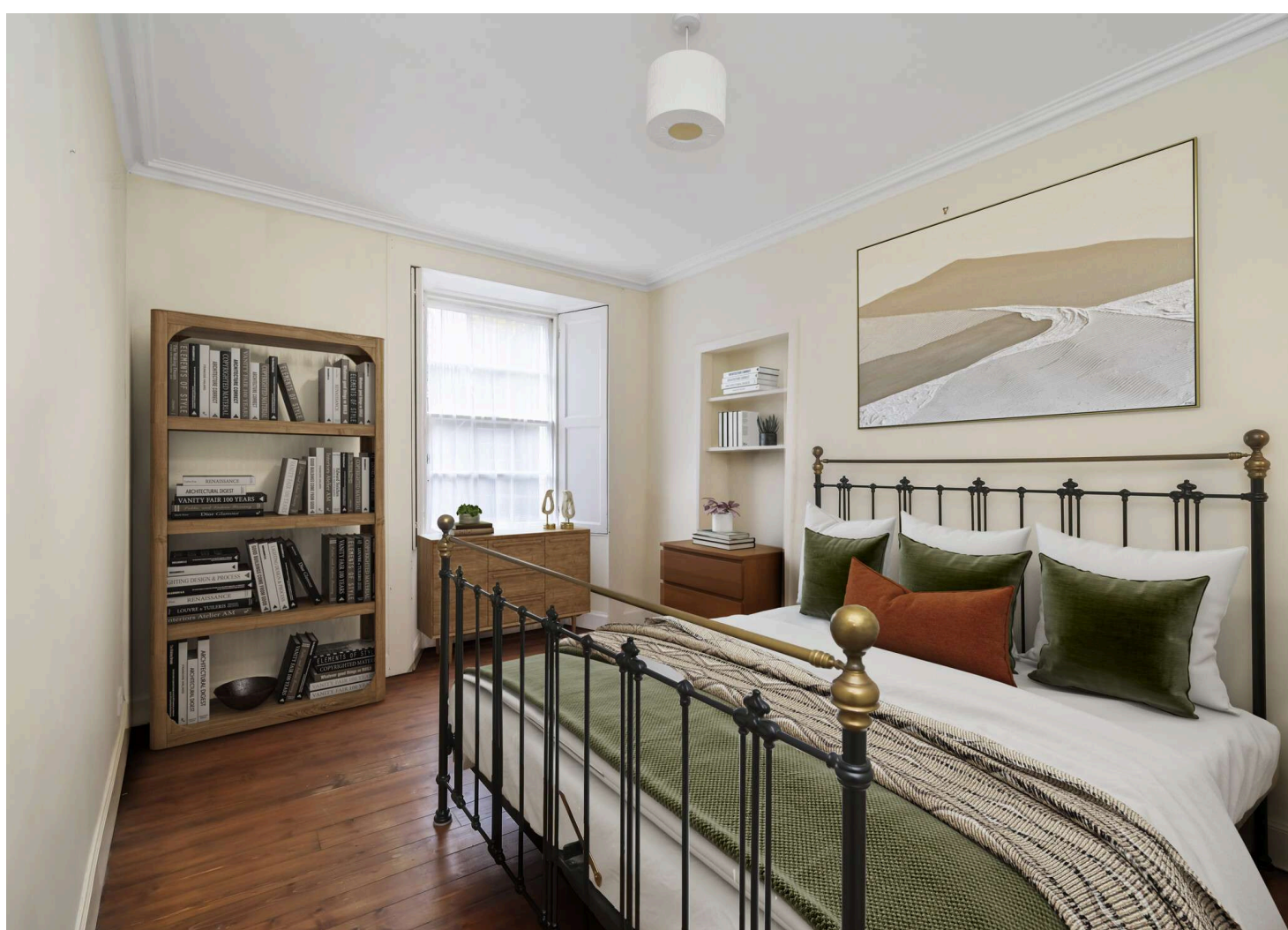
Tenure

Free hold



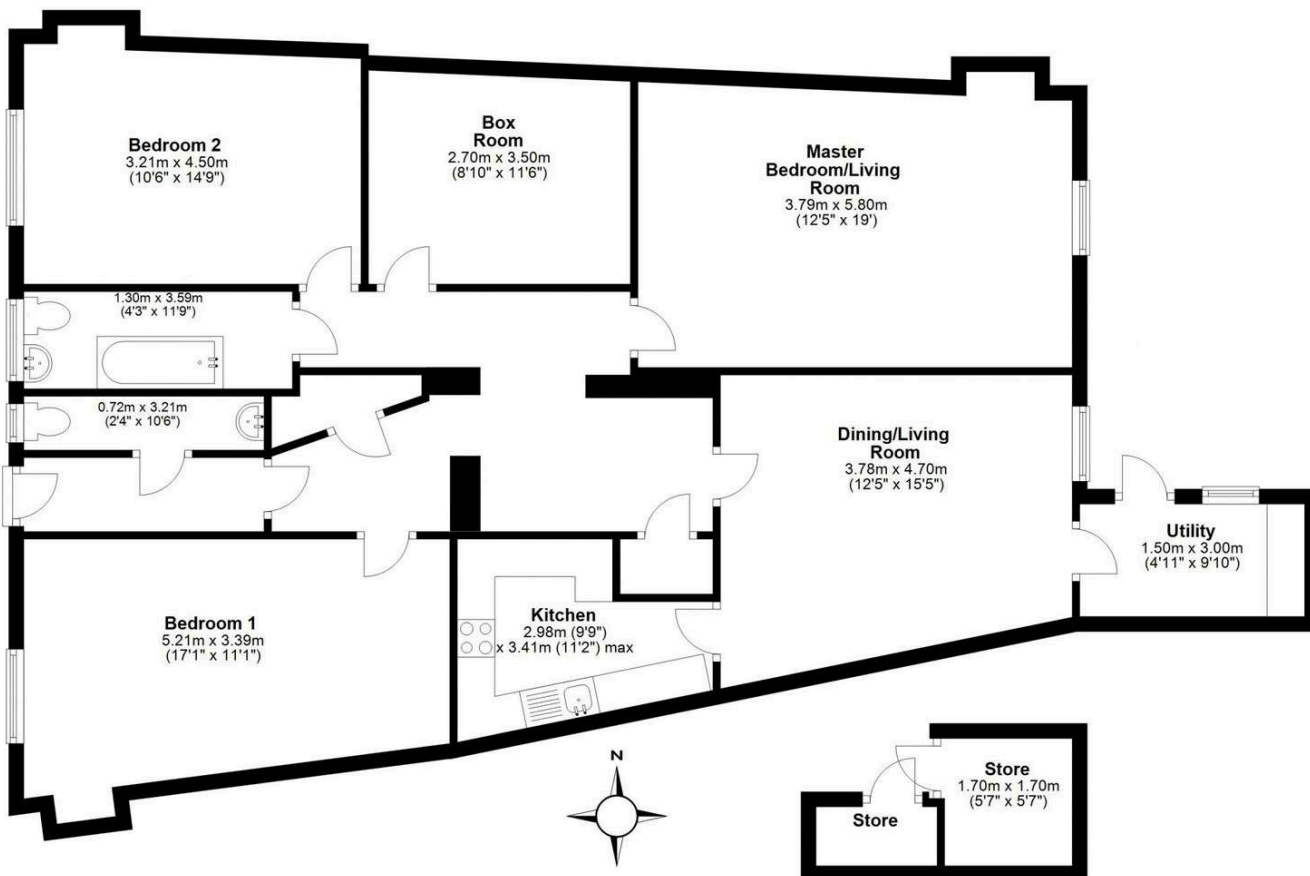


"This property offers versatile accommodation and direct access to a private terrace."









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.



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