

# Calton Hill Edinburgh

**EHI**





## Unique, double upper flat with sensational views in a quiet, City Centre location.

### Description

An extremely rare and attractive Grade B Listed double upper flat, built circa 1770, which retains many original features and enjoys extraordinary, uninterrupted views of the Old Town, Calton Hill, the Firth of Forth and the Fife coast. The property is accessed via a pretty garden and a bright, well-maintained shared entrance. The accommodation comprises of an entrance hall, elegant sitting room, formal dining room, fitted kitchen/ breakfast room, exceptionally spacious master bedroom, two further well-proportioned bedrooms, a WC, and family bathroom with newly fitted overhead shower.

This handsome property enjoys spectacular views from every window as well as an array of original features including fireplaces, panelled doors, cornices, and working shutters. There is also an abundance of storage including a cellar.

Enviably located in a quiet street, the flat is just minutes from Edinburgh's famous Princes Street and all the amenities of the city centre.







The newly developed St James Quarter, the extension of the tram and central location make this an outstanding investment opportunity.

## Key features:

- Elegant sitting room with coved ceiling, fireplace, window seats and views to the Old Town
- Formal dining room with fireplace
- Superb kitchen/ breakfast room
- Exceptionally spacious principal bedroom with fireplace and views of Calton Hill
- Two further bedrooms, both dual-aspect
- Spacious dual-aspect bathroom with extensive views
- Ample storage including original eighteenth-century cupboards and a private cellar
- Quiet location with resident's parking
- Excellent local amenities

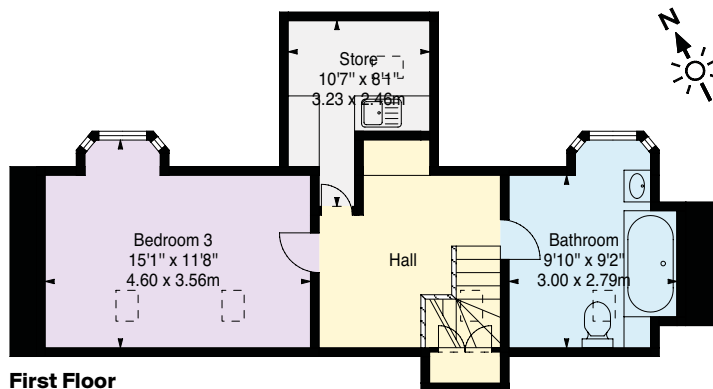
## Location

The property is located in the famous, historic cobbled street that forms part of the landmark that is Calton Hill. The hill includes several iconic monuments and buildings including the National Monument, Nelson's Monument, the Dugald Stewart Monument, the Robert Burns Monument, the Political Martyrs' Monument and the City Observatory. As well as the historic element, the property is very conveniently located in the heart of Edinburgh's vibrant city centre, with its extensive range of amenities that include local shopping, bars and restaurants.

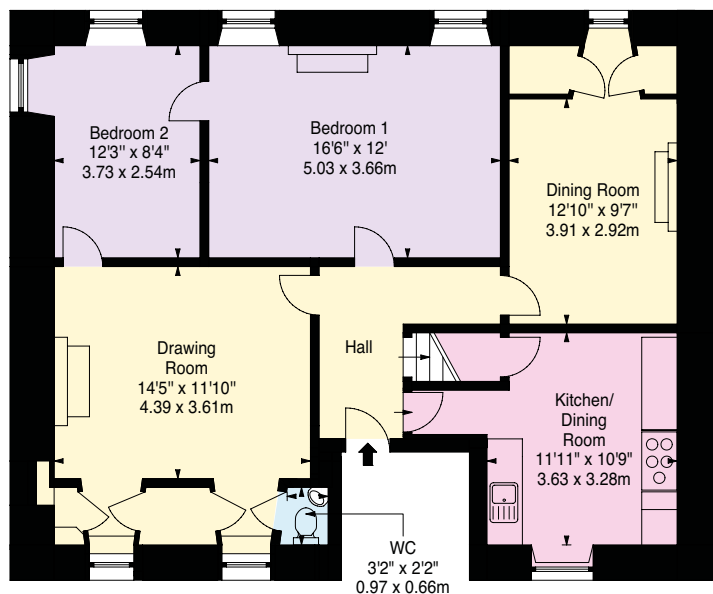


**Approximate Gross Internal Floor Area**  
**1394 Sq Ft - 129.50 Sq M**  
**Cellar: 67 Sq Ft - 6.22 Sq M**

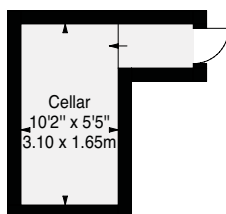
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**First Floor**



**Ground Floor**



**Cellar**

The flat is equally well placed for the financial, legal and academic districts of the city and the general area is served with a wide, rapid choice of transport links to Edinburgh International Airport, including the Edinburgh Tram Line, with Waverley train station only a short walk away.

## Council Tax

Band E

## Financial Guarantee/ Anti Money Laundering

All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.



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**I would be delighted to tell you more.**

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**Connecting people & property, perfectly.**

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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