



Forres Street, Edinburgh, EH3



A rarely available, **purpose-built corner flat** on Forres Street and Moray Place in Edinburgh's New Town.

This is an excellent opportunity for those looking for a well laid out and spacious flat within a stone's throw of the city centre's business and shopping areas.

This is a lovely apartment on the corner of Forres Street and Moray Place. The position gives the flat excellent natural light and wonderful views across Moray Place and on to Fife beyond.

The flat is accessed via the communal stair and into the central hallway. The drawing room offers the principal entertaining space of the flat. This is a well-proportioned room with two large sash windows flooding the room with natural light. The large and well-appointed kitchen/dining room is to the rear of the property and features an AGA as well as ample storage. The large principal bedroom features two windows overlooking Moray Place Gardens. Off this bedroom is a large dressing room which, subject to the usual planning consents, could be converted in to an en-suite bathroom. The flat has three further double bedrooms, the family bathroom, a guest WC and utility cupboard off the hallway.



Offers Over £795,000	Tenure Freehold	Local Authority The City of Edinburgh Council	Council Tax Band G
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Outside the flat benefits from a dry lined cellar whilst there is ample permit parking along with access to private gardens.

Location

Forres Street is a handsome Georgian Street, blocked to traffic at Albyn Place, and is located in the Moray Feu on the south side of the prestigious Moray Place perhaps Edinburgh's most sought-after New Town address and a fine example of Georgian architecture.

Situated within easy walking distance of the city centre, the financial district, the fashionable shops of George Street and the many coffee shops, restaurants, bars and independent shops in Stockbridge

Residents can apply for access into the private Moray Place and Ainslie Place Gardens, and further terraced gardens on the banks of the Water of Leith.

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.

Approximate Gross Internal Floor Area

1948 Sq Ft - 180.97 Sq M

Cellar: 44 Sq Ft - 4.09 Sq M

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Ground Floor Third Floor



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I would be delighted to tell you more

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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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Particulars dated June 2024. Photographs and videos dated June 2024.

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