



Howe Street, Edinburgh, EH3



A substantial three bedroom apartment in the heart of Edinburgh's prestigious Georgian New Town.

This beautifully presented B-listed top floor apartment is ideally located for all amenities in the city centre. The combination of location, private-garden access, ample living space with rooms of classic proportions retaining lovely period features and enjoying dramatic views makes this a very appealing opportunity.

Located on the third floor of a handsome, well-maintained Georgian building, this property has been upgraded to its current stylish and move-in condition. The property is entered via a well-lit stair, with security entry system, with two other properties and leading up to the third floor. Once inside the property there is a most impressive 30' entrance hall with a skylight providing natural light, and a feature arch. To the rear of the property is a delightful living room with two large sash windows providing panoramic rooftop views. The room retains ornate period cornicing and fireplace. Off this room there is a convenient box room, currently being used as a study.

Adjacent to the living room is the kitchen/dining room, a bright well-proportioned bow-ended room with a feature fireplace and ample size for a sizeable dining table. There are integrate appliances and solid wood worktops.



Offers Over	Tenure	Local Authority	Council Tax
£580,000	Freehold	The City of Edinburgh Council	Band F



The principal bedroom is again of an excellent size, with feature fireplace and walk-in wardrobe. It also benefits from a bright en suite bathroom. There are two further good-sized double bedrooms, one with built-in storage and the other with a feature fireplace. A bathroom with a skylight providing natural light, a very useful utility room, and a large walk-in storage cupboard, all off the hallway complete the accommodation.

The property retains many period features including floor-to dado level wood panelling in the sitting room and kitchen/dining room, sash windows with working shutters in most of the rooms and feature fireplaces.

For a modest annual fee, owners have access to the beautiful Queen Street Gardens, which are just a very short walk away. On-street permit parking is also available. The property is well-proportioned and offers flexible accommodation and will suit a host of buyers including professionals, young families or those looking for a smart city centre pied-a-terre.

Key features

- Three bedrooms
- Two bathrooms
- Extensive living space
- Numerous period features
- Excellent storage
- Access to communal gardens
- Central New Town location
- Permit parking

Location

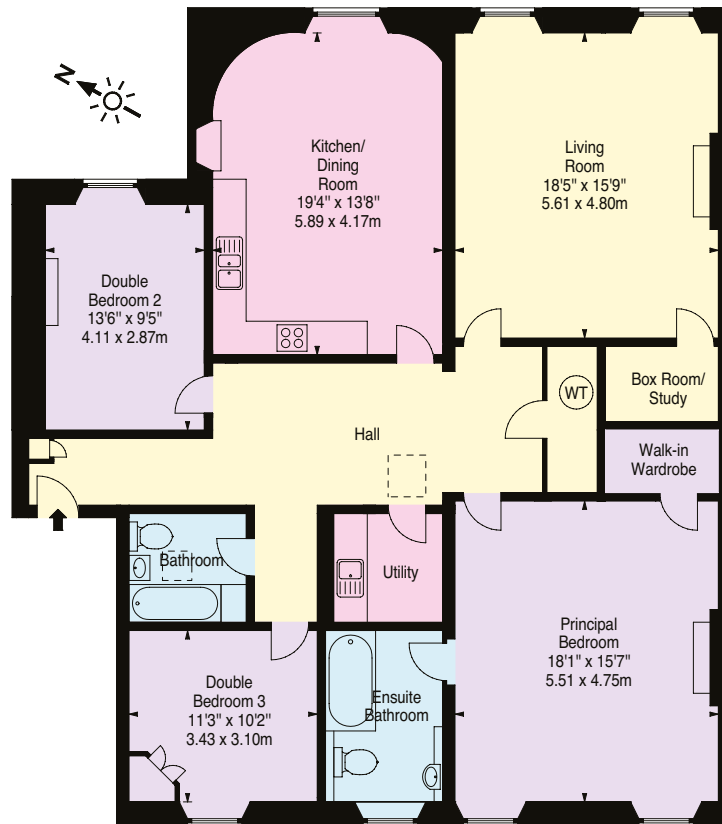
Located in Edinburgh's prestigious Georgian New Town, the property is situated within a few minutes' walk from the retail and commercial City Centre. From Princes Street and George Street to the charming area of Stockbridge, only a 5 minutes' walk away. The property enjoys all the benefits of City Centre living, with a wide variety of shops including St James Quarter, cafes, restaurants, and other amenities nearby. Waverley Rail Station and St. Andrew Square Bus Station are easily accessible along with easy access to the tram service which runs through the city centre to the airport.

The open spaces of the Royal Botanic gardens, Inverleith Park and the Water of Leith Walkway are close by. Excellent private and public schooling is also within easy reach.

Approximate Gross Internal Floor Area

1686 Sq Ft - 156.63 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.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

Third Floor

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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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 July 2024. Photographs and videos dated June 2024.

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