



Royal Circus, Edinburgh, EH3





An exceptional second floor apartment on one of Edinburgh's most desirable streets.



Offers Over	Tenure	Local Authority	Council Tax
£1,100,000	Freehold	The City of Edinburgh Council	Band G



This is a rare and wonderful opportunity to own a striking, purpose built flat in one of Edinburgh's prime locations. Situated on the corner of Royal Circus and North West Circus Place, the property occupies the second floor of a handsome corner building. The property has been reconfigured and upgraded to an incredibly high standard and period features have been sympathetically restored to wonderfully compliment the modern style of the property. This is a fabulous property, and conveniently located in a quiet but incredibly central location.

The accommodation throughout the property is well proportioned and provides excellent living and reception space. Of particular note is the broad entrance hall with polished flagstone floor. The drawing room has aspects to the east and south and enjoys views over the gardens of India Street and Royal Circus. The principal bedroom is to the rear and has an en suite shower room with steam room.

To the front there are two further bedrooms, both with ample storage and a family bathroom. Adjacent to the drawing room is the charming study which could be a fourth bedroom. The south facing kitchen/dining room is designed by Poggenpohl Kitchens and has integrated Miele appliances. There is a laundry cupboard off the hallway with space for a washer and dryer.





Externally, to the front of the building there is a dry lined under pavement cellar. To the rear there is a large private car park accessed from Circus Lane for the residents of the building. Resident car parking is also available by application to the city council. Access to the gardens of India Street and Royal Circus can be gained for a modest annual fee.

Location

Royal Circus is a prime address in Edinburgh's historic New Town and lies a short walk from the city centre and the well renowned area of Stockbridge. The Edinburgh City Centre is well-known for it's vibrant atmosphere and varied choice of excellent local amenities that include galleries, shops, restaurants, bars and bistros. Edinburgh's New Town has some of the finest remaining Georgian architecture in the country and continues to be one of the most sought-after residential areas in Edinburgh.

The location of this property boasts an excellent choice of schools, including The Edinburgh Academy, Fettes College, St George's School for Girls, The Mary Erskine School and Stewart's Melville College, all within easy reach.

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 2317 Sq Ft - 215.25 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.

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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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