

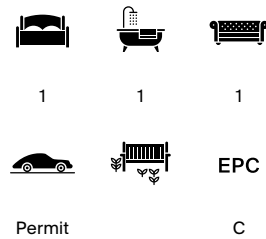


GREAT KING STREET

Edinburgh, EH3

A STUNNING ONE BEDROOM APARTMENT

In a prestigious New Town Development.



Local Authority: The City of Edinburgh Council
Council Tax band: F
Tenure: Freehold

Offers Over: £520,000



DESCRIPTION

Situated on Great King Street and developed by Square & Crescent this stunning Georgian building has been beautifully designed inside and out, offering generous living spaces with statement interiors.

This beautifully proportioned property offers contemporary living within a classic setting. The grand open-plan living room and kitchen provides a light-filled and versatile space ideal for both entertaining and everyday comfort. High ceilings and period detailing are complemented by sleek, high-quality finishes throughout.

The principal bedroom is spacious and serene, featuring a stylish en suite bathroom and ample room for storage. A separate WC off the hall enhances the convenience for guests.

Set within one of Edinburgh's most prestigious postcodes, this property offers the rare combination of refined heritage surroundings and cutting-edge design, all within walking distance of the city centre, Stockbridge, and the green expanses of Queen Street Gardens and the Royal Botanic Garden.

This property is ideal as a sophisticated city base, investment, or elegant home.

FEATURES

- Prime New Town location
- Ground floor
- Sleek, contemporary design throughout
- One bedroom & one bathroom
- Separate WC
- Access to private residents' gardens
- Zoned permit parking



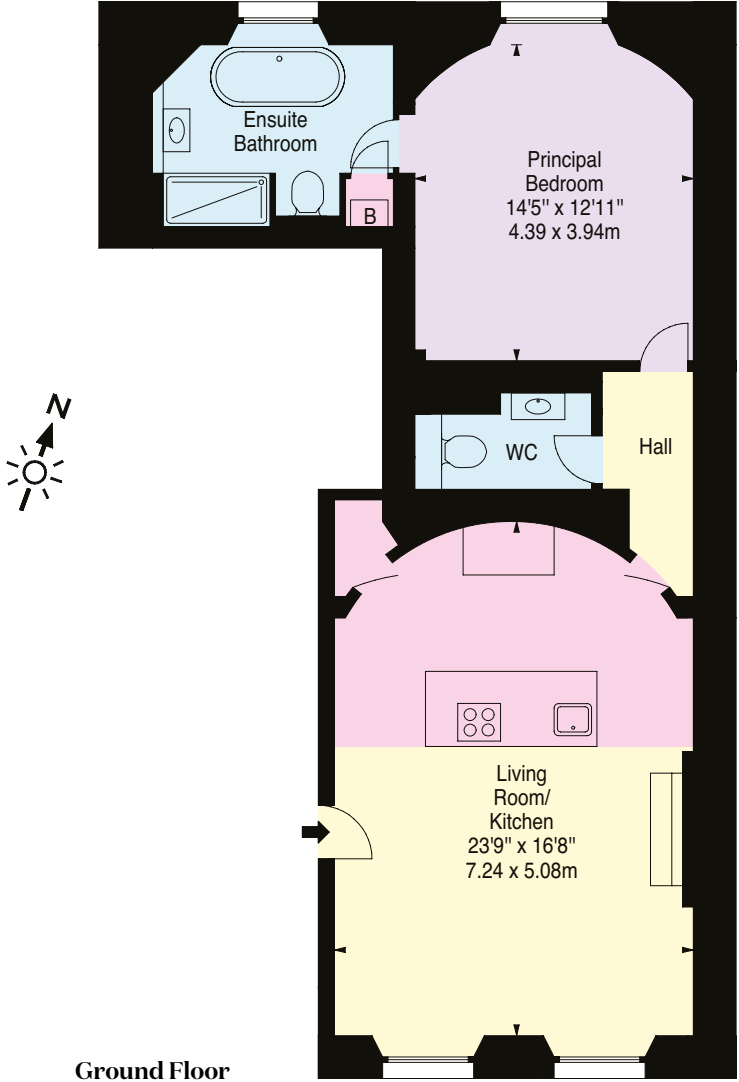
LOCATION

Great King Street is situated in an elegant and tranquil location which belies its close proximity to the city’s bustling centre. A peaceful Georgian residential street, which is entirely A listed and is part of Edinburgh’s New Town, designated a UNESCO World Heritage site due to its architectural importance. The neighbouring area of Stockbridge is a lively hub and much sought after area of Edinburgh due to its thriving village atmosphere with excellent amenities such as galleries, bars, restaurants, coffee shops, a weekly artisan street market, and a Waitrose in Comely Bank.

Ample green space surrounds the area with parks, cycle paths and Botanical Gardens. Edinburgh is highly regarded for its excellent selection of public and private schools, all of which are within easy reach. The area benefits from zoned parking and access to Edinburgh’s public transport network, Waverley and Haymarket stations, the city bypass and Edinburgh International Airport.



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



Approximate Gross Internal Area
818 Sq Ft - 75.99 Sq M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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.

