



## THISTLE STREET

Edinburgh, EH2

# AN IMPRESSIVE TWO BEDROOM FLAT

With a spacious balcony located in  
the heart of Edinburgh's New Town.



2 2 1



Permit C

EPC

Local Authority: The City of Edinburgh Council

Council Tax band: D

Tenure: Freehold

Offers Over: £360,000



## DESCRIPTION

Thisistle Street is an immaculately presented second floor apartment within a newly refurbished Georgian building. The property has been finished to an exacting standard with high quality fixtures and fittings throughout.

A secure entry system gives access to the communal stair, which in turn gives access to the flat. The main living area is located off the hallway and benefits from a high quality fitted kitchen with integrated appliances and ample room for a dining table and chairs. The principal bedroom has a private balcony and an en suite shower room, whilst the second double bedroom has use of the family bathroom.





## LOCATION

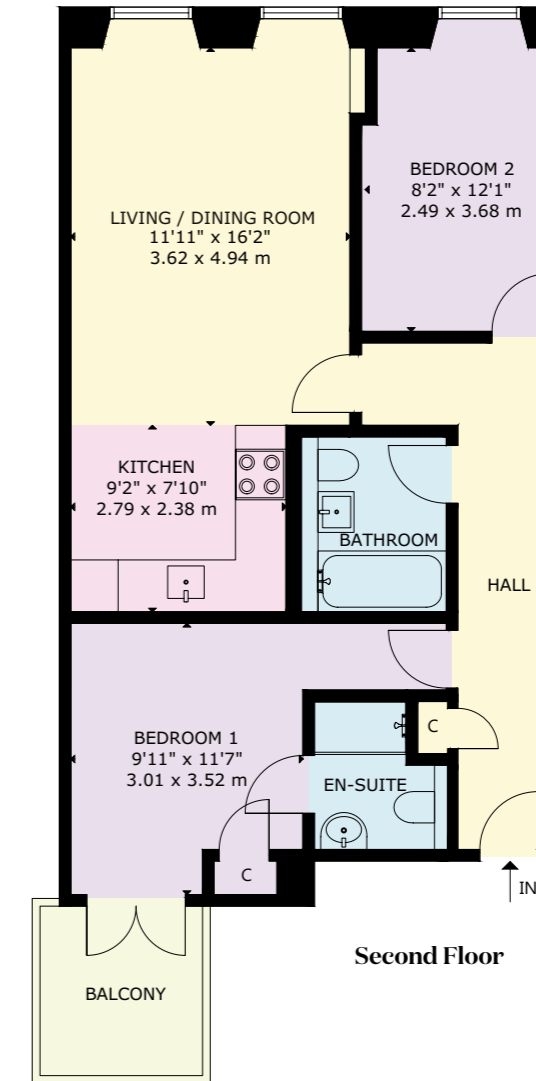
Thistle Street is nestled away from the busy thoroughfares, off a quiet cobbled street, yet is only a few yards away from the retail and commercial centre in George Street and Princes Street.

The property enjoys all the benefits of city centre living with a wide variety of shops, bistros and restaurants on the surrounding streets as well as in the West End and Stockbridge which are both nearby. The new St James Quarter, St Andrews Square and Edinburgh's Financial District are all on the doorstep.

Waverley and Haymarket train stations are also easily accessible, as is the Tram which connects to Edinburgh International Airport. The open spaces of the Royal Botanic Garden, Inverleith Park and the Water of Leith are all within short walking distance while access to private residents' gardens at Queen Street Gardens can be gained on subscription.



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



Approximate Gross Internal Area  
751 sq ft / 70 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.

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I would be delighted  
to tell you more.

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