



11a India Street
New Town, Edinburgh, EH3 6HA



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11a

India Street

Generously proportioned garden flat offering flexible accommodation of great character which would now benefit from modernisation and cosmetic upgrading.

- Modernisation & upgrading required
- East-facing Sitting room with a handsome fireplace
- Spacious kitchen/dining room with garden access
- Three bedrooms plus a boxroom
- Bathroom with overhead shower
- Generous storage
- Private rear courtyard garden
- Under pavement storage cellar
- Gas central heating
- On-street permit parking



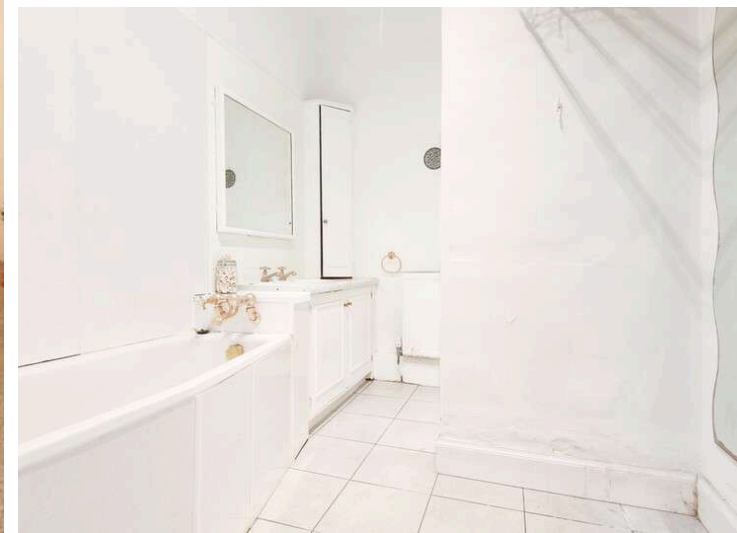
Offers Over : £650,000
Home Report: £700,000
EPC Rating: D
Council Tax: G
Tenure: Freehold

Situated in Edinburgh's sought-after Georgian New Town, 11a India Street offers a fantastic opportunity to create a spacious and characterful home. With versatile accommodation, excellent storage both internally and externally, and private outdoor space, the property is likely to appeal to professionals, downsizers and investors alike.

Approached at basement level, the front door opens into a reception hall with excellent storage, including two walk-in cupboards and a boxroom. To the far end of the hall is the east-facing sitting room which features a handsome fireplace. Next door, the kitchen/dining room is fitted with wall and base cabinets and provides access to a private courtyard. The property offers three bedrooms, one of which is accessed from a rear lobby (with storage) off the sitting room and has direct access to the courtyard. Completing the accommodation is a three-piece bathroom.

The property further benefits from gas central heating, fantastic cellar storage and on-street permit parking. The current owner previously subscribed for exclusive access to Queen Street Gardens, which is available only to those within a select few streets.

Extras: To include all fitted flooring and fitted carpets; light fixtures; hob; oven; cooker hood; dishwasher; washing machine; 2 x fridge/freezer; and curtains in the sale. Please note, no warranties or guarantees will be given in relation to appliances.



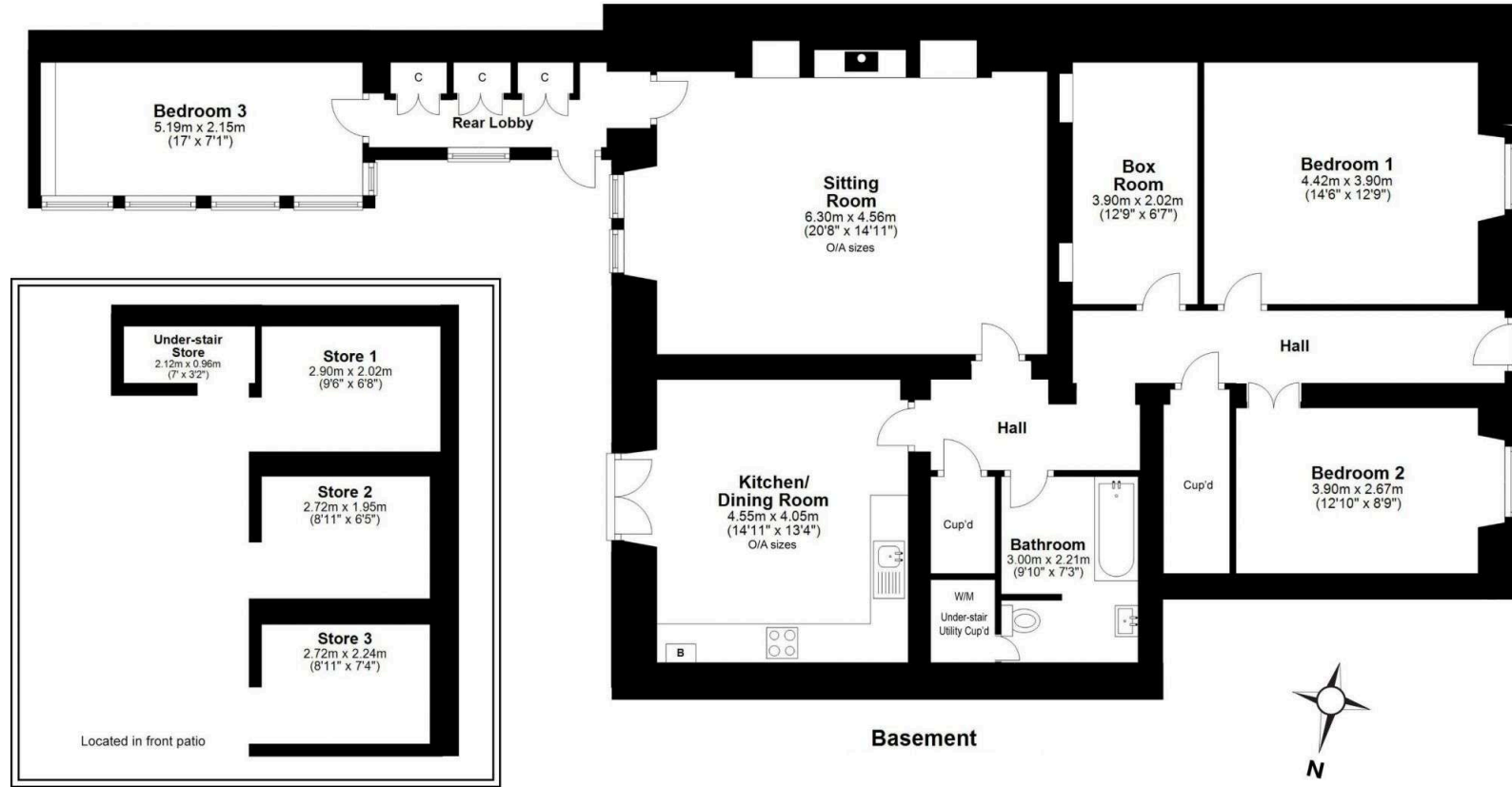
Nestled in the heart of the New Town, the property enjoys a prime location in Edinburgh's most prestigious postcode.

On your doorstep you will find a superb choice of top-rated restaurants, cafés, fashionable bars and clusters of small speciality shops. The New Town hosts world-class shopping outlets including Harvey Nichols, John Lewis, Multrees Walk at St. Andrew Square, and St James Quarter. Neighbouring Stockbridge offers independent outlets, bars and restaurants.

Edinburgh art galleries are all in close proximity including the National Portrait Gallery, the Gallery of Modern Art and the Scottish National Galleries. For days out, picnics or scenic walks the tranquil Water of Leith at Stockbridge and the colourful Royal Botanic Gardens are both nearby.

Edinburgh boasts some of the best private schools in the country. Both Fettes and Edinburgh Academy are close by, along with excellent state schools.

For commuting to any part of the city or other parts of the country, the area offers an abundance of public transport services. The tram line runs from nearby all the way to the airport, whilst there are over 35 bus routes departing from the area and Waverley Station is conveniently close



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