



9/6 Great King Street

New Town, Edinburgh, EH3 6QW



VMH ESTATE AGENTS



Impressive 2 bedroom second floor flat forms part of a handsome Georgian building

- Elegant sitting room
- Kitchen/breakfast room
- Stunning dining hall
- 2 spacious double bedrooms
- Bathroom
- Prestigious New Town address
- Walking distance of City Centre
- Bright & generously proportioned
- Permit parking
- Gas central heating



Offers Over: £530,000

EPC Rating: D

Council Tax: F

Tenure: Freehold

Further information can be found in the home report.

vmh.co.uk

About the Property

Located in the highly sought after residential area of the New Town, this impressive 2 bedroom second floor flat forms part of a handsome Georgian building. The property lies within a short walk of all the amenities and attractions of the City Centre as well as the lovely residents' gardens of Drummond Place and Queen Street Gardens (access is available on application and on payment of an annual fee).

The interior of the property now requires some upgrading and modernisation but offers superb accommodation that is generously proportioned and flooded with natural light. The interior is also complemented by some charming features such as sash and case windows, working shutters and a stunning cupola in the dining hall.

Extras

All fitted floor coverings, curtains, curtain poles, light fittings, hob, oven, extractor hood, fridge/freezer, dishwasher and washing machine are included in the sale price.



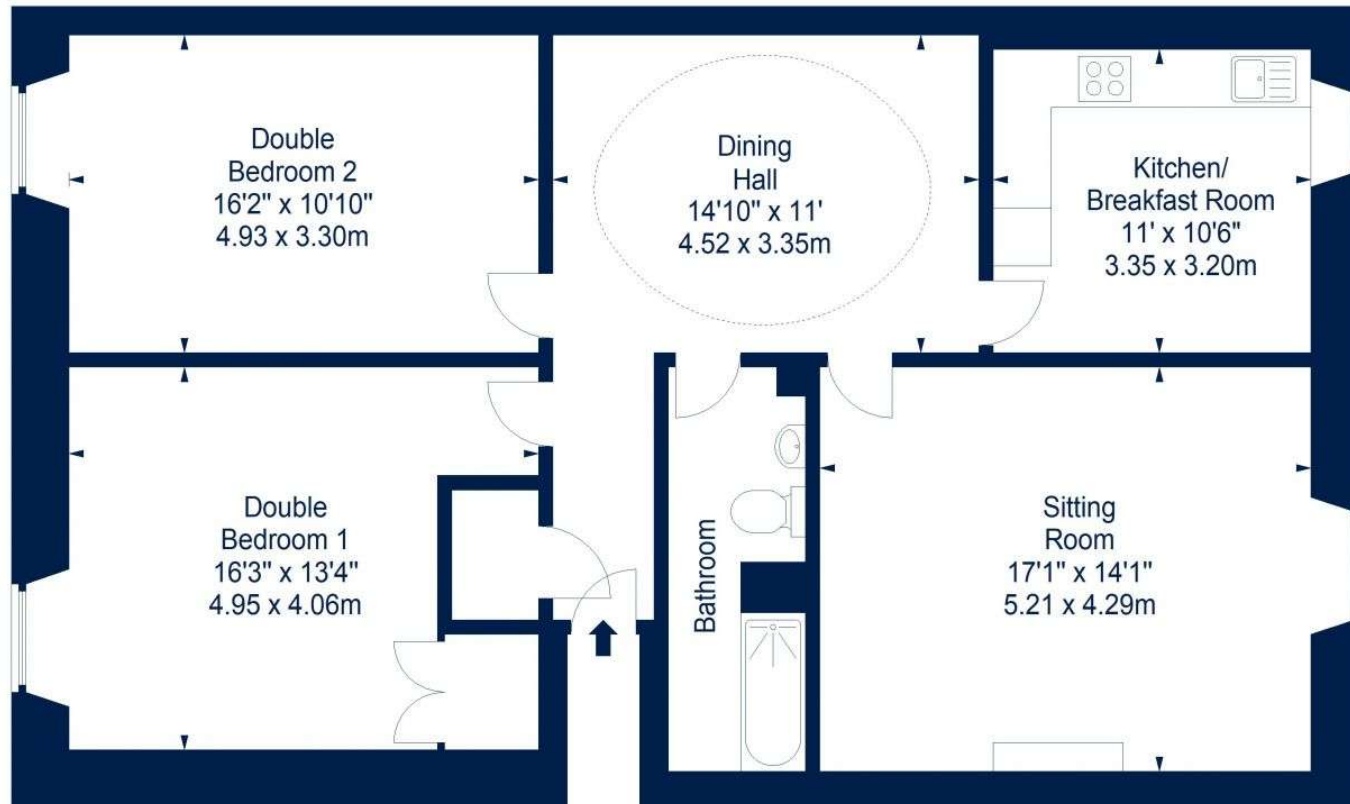


Location

The New Town is a UNESCO World Heritage Site in the heart of Edinburgh. A cosmopolitan range of shops, bars and restaurants are within easy reach in the City Centre include Harvey Nichols, Multrees Walk and St James Quarter. The popular area of Stockbridge is within a short walk and offers a range of speciality shops, deli's, bistros and popular bars. For larger shopping facilities, there is a Tesco at Canonmills and a Waitrose in Comely Bank. The green spaces of The Royal Botanic Gardens, Inverleith Park and the Water of Leith Walkway are all nearby. Waverley Rail Station and St. Andrew Square Bus Station are easily accessible as is the tram network which runs through the city centre to the airport.



Flat 6, 9 Great King Street, Edinburgh, Midlothian, EH3 6QW



Third Floor

Flat - Approx. Gross Internal Area - 1074 Sq Ft - 99.77 Sq M

For identification only. Not to scale. © SquareFoot 2025





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Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.