



13, Flat 3 Summerhall Place
Edinburgh, EH9 1QE

Hall with good storage
Spacious lounge with two large astragal windows to the front
Contemporary fitted kitchen with dining area
Two double bedrooms
Modern shower room
Lovely views to the rear towards Arthurs Seat
Fully modernised and in walk-in condition
Full gas central heating
Original features
Shared rear garden area
EPC: C
Council tax band: C

The subject of sale forms a most elegant and spacious two bedroom second floor flat forming part of a traditional stone built tenement building and situated close to the Meadows. This immaculately presented property has been tastefully modernised to create a beautiful home with all the benefits of modern living yet retaining many fine period features which adds to the character of the flat. Original cornice work, operational window shutters, a traditional fireplace in the lounge and natural wood flooring in many of the rooms are all enhanced by tasteful décor throughout. Full gas central heating ensures a comfortable and ambient living environment. A particular feature of this style of property are the spaciouly proportioned rooms with high ceilings and astragal windows allowing lots of natural light to flood through. The property is in walk-in condition ideal for those seeking a city centre home or alternatively as an investment opportunity.

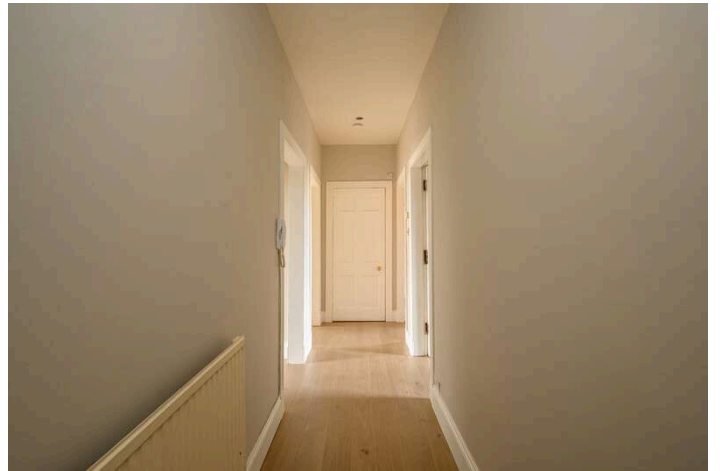
The tasteful accommodation comprises: Hall with deep storage cupboard and entry door handset. Spacious lounge with traditional fireplace, decorative cornice, two large astragal windows to the front with operational shutters, natural wood floor and Edinburgh press cupboard. Bedroom one with fitted wardrobes incorporating hanging rails and storage drawers, decorative cornice work, traditional shelved press cupboard, natural wood flooring and views towards Arthurs Seat. Bedroom Two with astragal window to front and operational shutter, natural wood floor, traditional press cupboard and a deep walk-in storage cupboard, original linen cornice. Modern fitted kitchen with base and wall mounted units incorporating a five burner hob with hood, fridge/freezer, dishwasher and automatic washing machine, ample worktops, hard wood flooring, traditional pulley and astragal window to rear with views towards Arthurs Seat. Contemporary shower room with shower set in cabinet, tasteful tiling and wall mounted mirror with light. To the rear of the building there is a shared garden area. The property also benefits from a large cellar that is accessed through the stairwell.

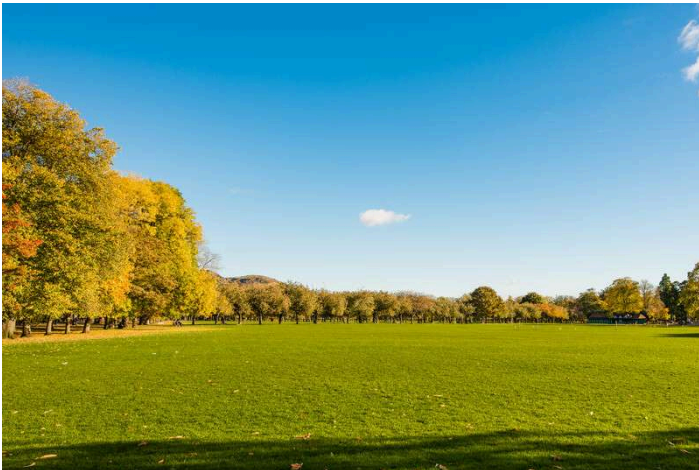
Summerhall Place is located on the edge of The Meadows and adjacent to the old "Dick Vet" and Summerhall Arts venue. The local area is well served by a broad range of eclectic shops, restaurants, coffee shops, bars and a Sainsbury's Supermarket. The property is within easy walking distance of both the West End and Princes Street and is a very popular location with students and young professionals as Edinburgh University is close by. The beautiful open spaces of The Meadows and Arthurs Seat offer many pleasant walks and recreational amenities are well served by at the Edinburgh Commonwealth Pool which also has excellent Gym facilities. Regular public transport services operate to and from the city centre and to surrounding areas. Resident's zone parking facilities are also available.

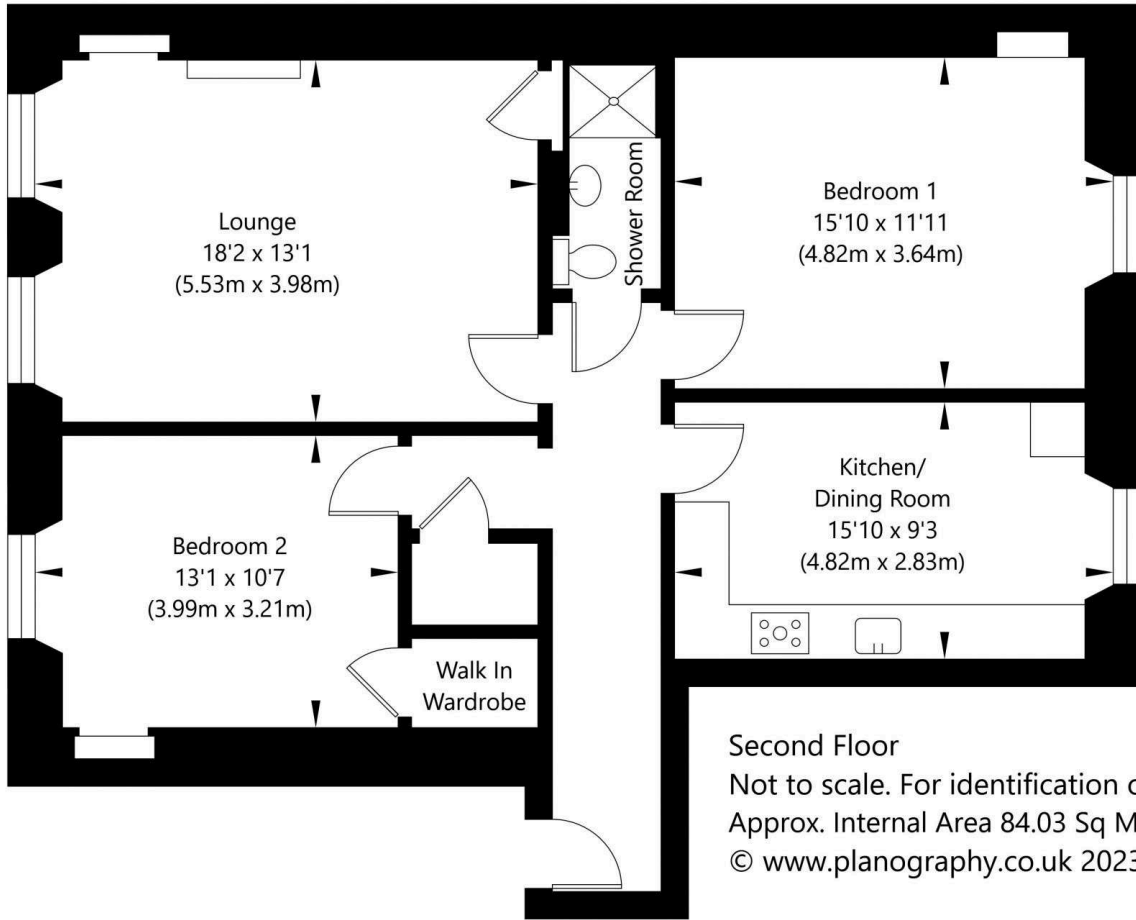












Second Floor
Not to scale. For identification only.
Approx. Internal Area 84.03 Sq M / 904 Sq Ft.
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Whilst these particulars are believed to be correct their accuracy is not guaranteed

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