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3A Ramsay Garden  
Edinburgh, EH1 2NA

Hallway  
Lounge  
Kitchen/Diner  
3 Double Bedrooms  
2 Bathrooms  
Exceptional Panoramic Views of Edinburgh's New Town & Fife  
Gas Central Heating & Double Glazing  
Factored by Edinburgh Block Management - approx. £322 per year.  
EPC: D  
Council Tax Band: G

A delightful three-bedroom duplex apartment forming part of a historic Old Town building which was built in 1760 by Allan Ramsay, the portrait painter and developed between 1890 and 1893 into its current format by the urban planner Patrick Geddes, as part of the Old Town urban renewal project. The development is set amidst beautifully landscaped private gardens with a backdrop of the Castle. This attractive property boasts unmatched, breath-taking views over Princes Street Gardens towards the New Town and beyond to Fife. The property offers bright and well-presented accommodation over two floors with full gas central heating ensuring an ambient living environment. This is a superb haven offering the very best backdrop for an elegant lifestyle in the heart of Edinburgh's sought-after Old Town.

The accommodation comprises: a welcoming reception hall with two generously deep storage cupboards, spacious living room with fireplace and dual sash windows providing ample natural light and exceptional views of Edinburgh's City Centre. Modern Fitted kitchen with sufficient floor space for dining table, and base and wall-mounted units offering ample storage and worktop space and integrated appliances including fridge, freezer, washing machine, dishwasher, electric oven and gas cooker. Also downstairs is a three-piece bathroom suite.

A carpeted staircase leads to the three double bedrooms. The master bedroom is generously proportioned, hosts two built-in storage cupboards and boasts unrivalled views over Princes Street, Princes Street Gardens, Edinburgh's beautiful skyline and over to Fife. Bedroom two is rear facing and also benefits from deep built-in storage, while providing views of the Tron Kirk. The final double bedroom is also rear-facing and offers a quiet space. Finishing the accommodation is the contemporary family bathroom consisting of a further three-piece suite including a shower over bath.

Externally, the property benefits from well-kept shared gardens, maintained by Ramsay Garden Proprietors Association in which an annual levy is paid by each flat owner to meet the budget requirements.

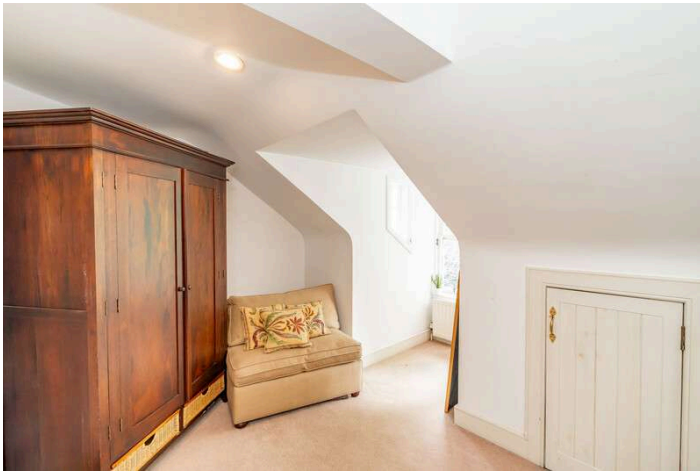
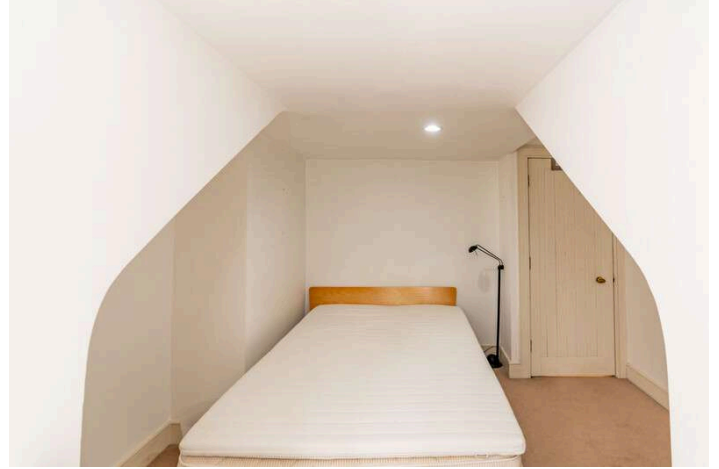
Ramsay Garden is set on Castle hill, located just off the Royal Mile in the heart of Edinburgh's historic Old Town. It is surrounded by an abundance of history, character and wonderful attractions such as Edinburgh Castle, the Palace of Holyrood, the Royal Mile and the Scottish Parliament as well as a great variety of shops. The Old Town itself has a wide variety of eclectic shops, fine dining restaurants, coffee houses, boutiques and bars. Princes Street is within easy walking distance as are all Edinburgh' theatres, concert halls and galleries. There are also open green spaces to enjoy with Princes Street Gardens close by. The property is also ideally placed for easy access to Edinburgh's Waverley Station, Edinburgh's tram links, and the airport bus terminal on Waverley Bridge.



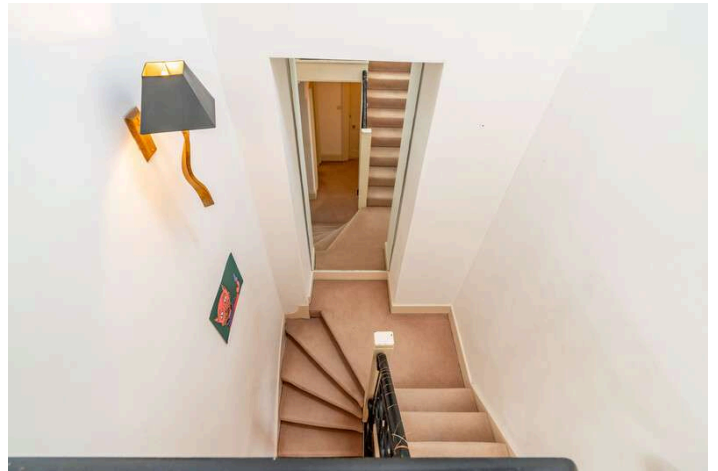
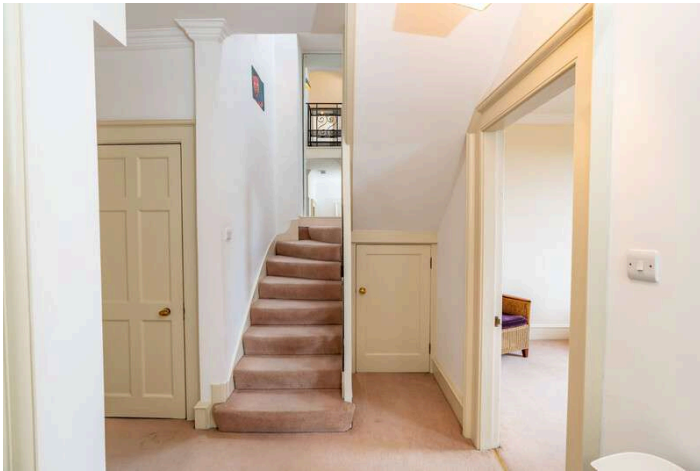




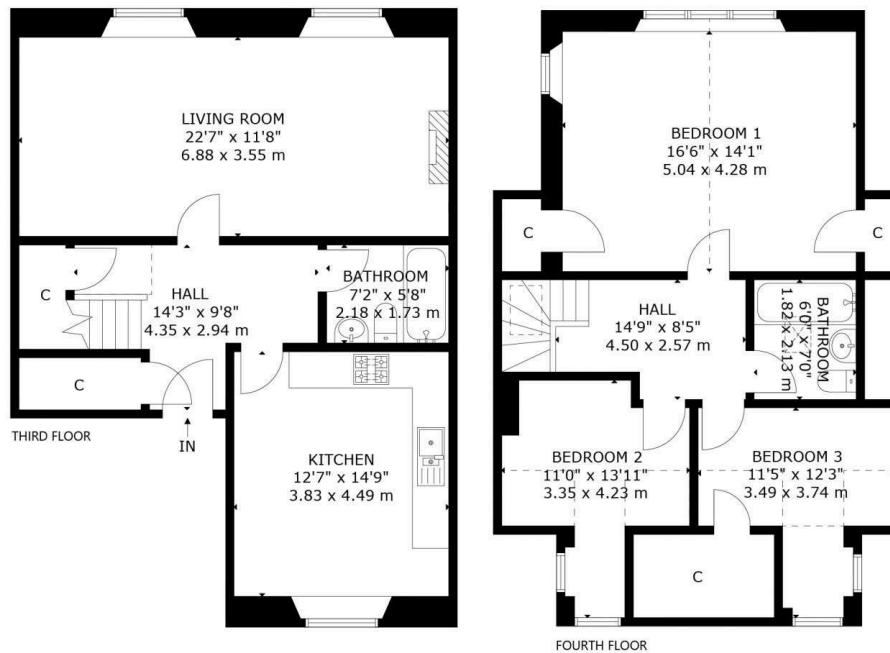












3A RAMSAY GARDEN, EH1 2NA  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,362 SQ FT /126 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit  
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