



14/2f2 Barony Street Barony Street
Edinburgh, EH3 6PE

- Grade B Listed
- Central Location
- Period stone tenement
- Spacious interior
- In need of modernisation
- EPC: D
- Council tax band: D



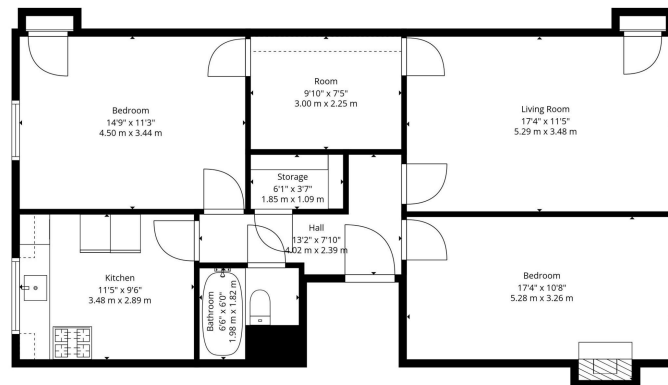


14 (2F2) Barony Street is a generously proportioned, Grade B Listed, second-floor, two-bedroom flat forming part of a traditional stone-built Georgian tenement in the highly sought-after New Town. While well maintained, the property would now benefit from general modernisation, offering excellent scope for upgrading and adding value. Its impressive footprint and desirable through-flat layout provide natural light from both the south-facing front and the quiet rear aspect. **The accommodation comprises:** a welcoming entrance hall with extensive storage, including a large larder cupboard and a deep walk-in store with shelving and lighting. The bright and spacious south-facing sitting room features two large sash windows, an original Edinburgh press, and a fireplace, creating a charming focal point. The kitchen/dining room to the rear offers base and wall units, freestanding appliances, space for dining, and a pleasant leafy outlook. There are two double bedrooms: bedroom one with a south-facing window and original linen cornice, and bedroom two with a tranquil rear view, also featuring a linen cornice. From bedroom two, a door leads to a generously sized box room/snug with a borrowed-light window and additional access to the sitting room. The bathroom includes a bath, WC, and wash hand basin with vanity storage. Externally, residents enjoy access to a well-kept shared garden to the rear, offering a good-

sized lawn and a peaceful outdoor retreat.

Location:

Barony Street is located in the heart of Edinburgh's historic New Town and has all the benefits of city centre living with the main shopping and commercial areas of Princes Street and George Street, yet the location retains a charming ambience with its eclectic range of specialised shops, bistros and restaurants on nearby Broughton Street. The Omni Centre is close by and provides a further selection of facilities including restaurants and bars, a Nuffield Health Gym and a multi-screen Cinema. The new St James' Quarter is within easy walking distance and has a prestigious selection of high street retailers, restaurants and John Lewis. Edinburgh's New Town is well regarded for its open green spaces and these include Princes Street Gardens and the Royal Botanical Gardens which offer many pleasant walks. Waverley Railway Station offers an excellent rail service throughout Scotland and beyond and local public transport is well served by the excellent Tram services which operates and link to Edinburgh Airport and a regular Bus services which runs to and from the city centre and to the surrounding areas.



TOTAL: 853 sq. ft, 79 m2
FLOOR: 1: 853 sq. ft, 79 m2
EXCLUDED AREAS: STORAGE: 22 sq. ft, 2 m2, FIREPLACE: 6 sq. ft, 1 m2, WALLS: 67 sq. ft, 7 m2
Measurements Deemed Highly Probable But Not Guaranteed



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 www.satsolicitors.co.uk



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