

2F1, 1 Windsor Street

HILLSIDE, EDINBURGH, EH7 5LA



*Magnificent three-bedroom duplex apartment
in an A-listed Georgian terrace*



0131 524 9797



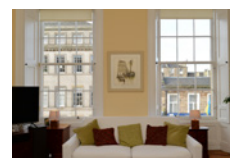
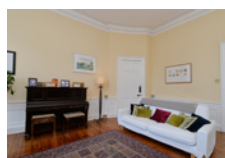
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McEwan Fraser is delighted to present this magnificent three-bedroom duplex apartment in an A-listed Georgian terrace. The property is perfectly positioned in the heart of Edinburgh with views towards Calton Hill and provides elegant living space that has retained all of the character, charm, and period features that Edinburgh's New Town is rightly famous for. Internally, the property is presented in excellent condition and accommodation includes three double bedrooms, a study, and a bathroom on the upper level, two public rooms, and a stunning modern kitchen on the entry level.

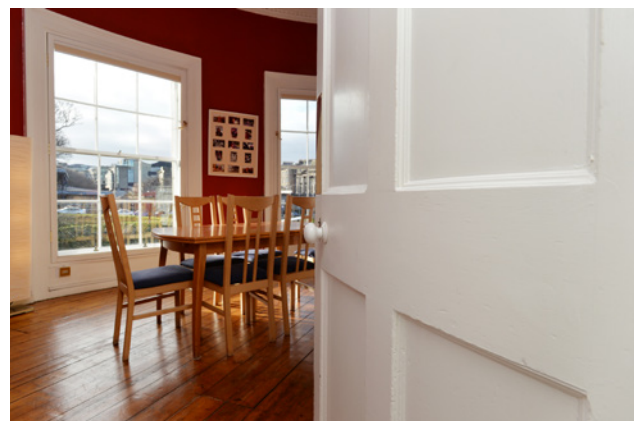
THE LIVING ROOM



The entertaining space is focused on a spacious living room that enjoys abundant natural light that arrives through two elegant sash and case windows which are flanked by working shutters. The living room has retained many original features including an ornate cornice and striking fireplace which creates a wonderful focal point. There is plenty of space for different furniture arrangements which will give a new owner plenty of flexibility to create their ideal entertaining space.

The elegant dining room is adjacent to the living room and boasts curved walls that are such a sought-after quirk of the architecture in the New Town. The room has two large sash and case windows that overlook London Road and have views toward the city centre. There is ample space for a large dining table and supporting furniture.

THE DINING ROOM

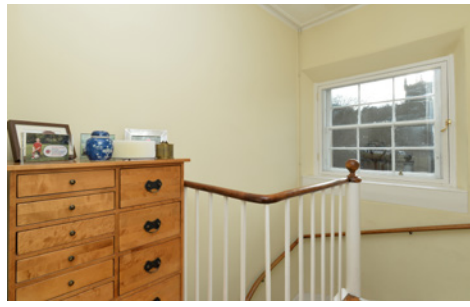


THE KITCHEN



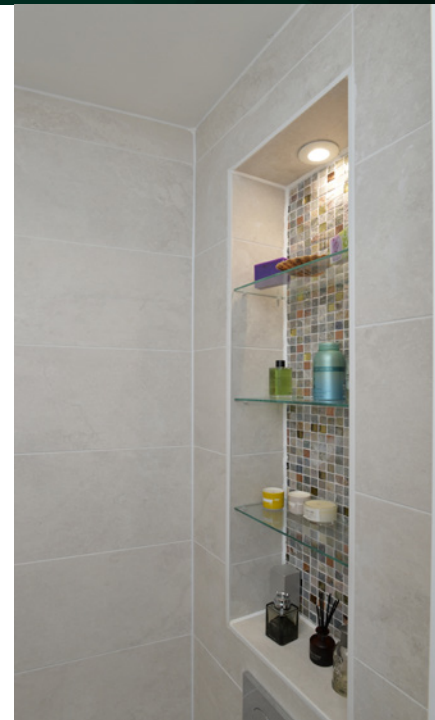
Accommodation on the entry level is completed by a generous galley-style kitchen that enjoys views of Calton Hill. The kitchen has a generous range of base and wall-mounted units that are set against a tiled splashback. The kitchen offers plenty of prep and storage space and there is a range of NEFF integrated appliances.



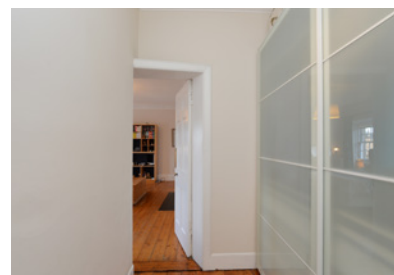


Climbing the stairs, a spacious landing gives access to the study, bathroom, and all three bedrooms. Bedroom one is the obvious master. Entered through a dedicated dressing area with plenty of space for large wardrobes, this room is a very generous double with plenty of space for a larger frame bed and a full suite of freestanding bedroom furniture. Bedroom two is a further generous double with wonderful levels of natural light and ample space for a full suite of bedroom furniture. Bedroom three is a smaller double that enjoys a fantastic view towards the city centre. The study is a beautiful space that makes for a charming office. Accommodation is completed by the bathroom which boasts full contemporary tiling and a white suite with a mains shower over the bath.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



THE STUDY



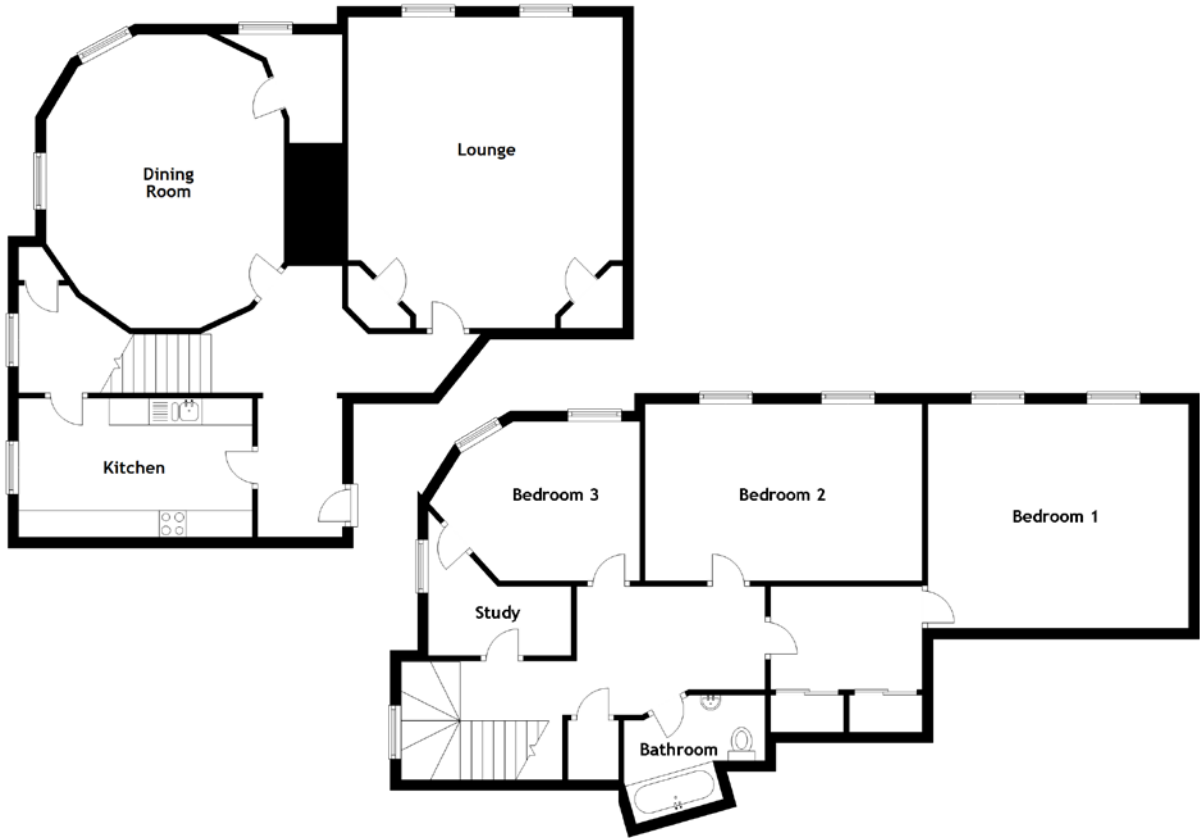
For extra warmth and comfort, the property boasts newly upgraded gas central heating.

Residents' parking is available on payment of the usual annual permit charge and residents may apply for membership of Regent Terrace Gardens which within its 12 acres includes a tennis court, barbeque facilities, children's play area and plenty of private space.

REGENT TERRACE GARDENS



FLOOR PLAN, DIMENSIONS & MAP

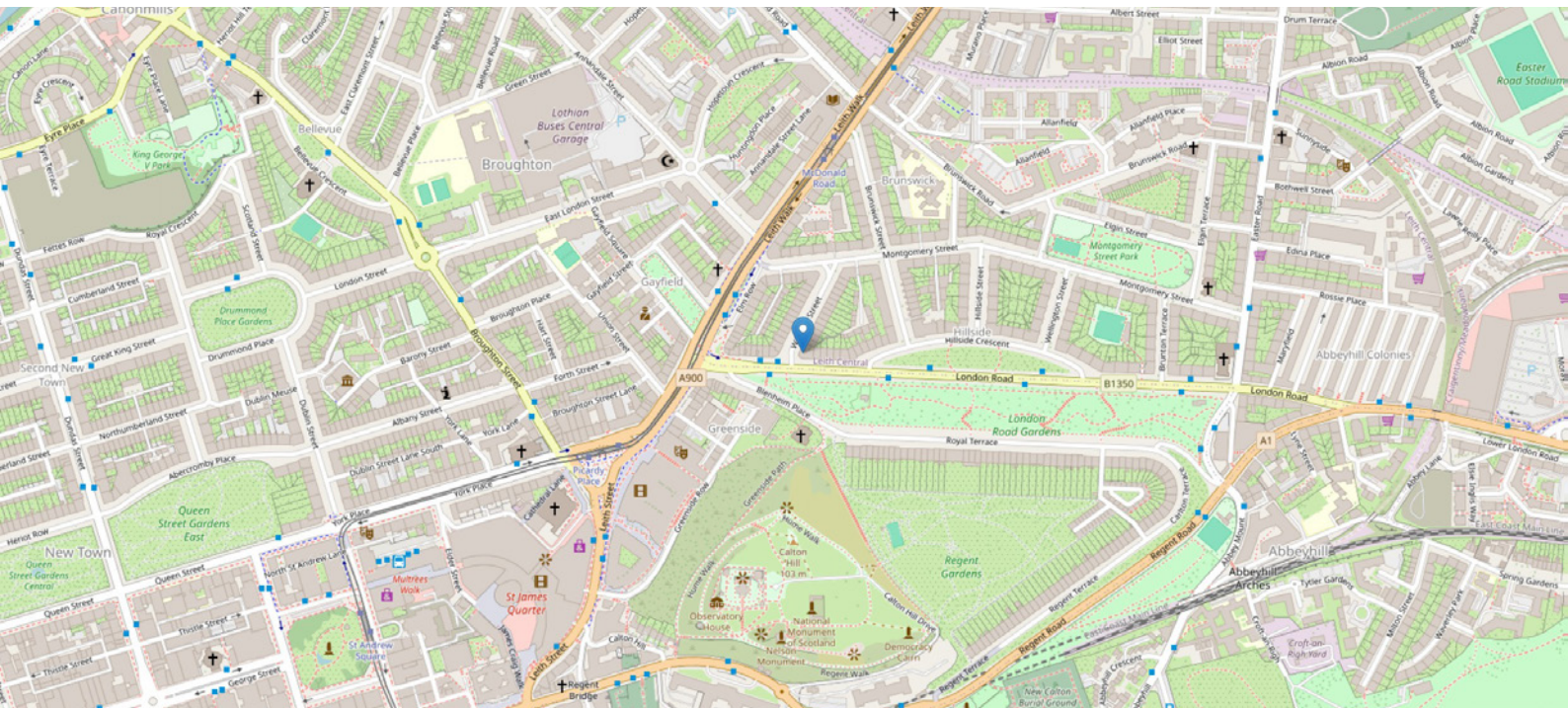


Approximate Dimensions
(Taken from the widest point)

Lounge	5.50m (18') x 5.15m (16'11")
Dining Room	5.08m (16'8") x 4.46m (14'7")
Kitchen	4.36m (14'4") x 2.60m (8'6")
Bathroom	2.89m (9'6") x 2.00m (6'7")

Bedroom 1	4.90m (16'1") x 4.20m (13'9")
Bedroom 2	5.20m (17'1") x 3.31m (10'10")
Bedroom 3	3.97m (13') x 2.99m (9'10")
Study	2.69m (8'10") x 2.68m (8'9")

Gross internal floor area (m²): 167m²
EPC Rating: C



THE LOCATION

Windsor Street is located in Hillside at the east end of the New Town, a UNESCO World Heritage Site that boasts some of the finest un-spoilt Georgian architecture in Britain. Windsor Street forms part of William Playfair's Eastern New Town which was approved in 1819 with construction starting in the 1820s. The New Town is world-renowned for its architecture and the quality of city centre living it offers which is facilitated by a wonderful and varied choice of excellent local amenities. Nearby Broughton Street has a plethora of wonderful, independent restaurants, bars, and bistros on offer. Also within reasonable walking distance, a further range of restaurants and fantastic shops are also available on George Street, Multrees Walk, and St. Andrew's Square which include Harvey Nichols and Louis Vuitton.





There is a wide variety of recreational facilities within easy reach, including the Playhouse Theatre, the Omni Centre, the newly redeveloped St. James' Quarter with its wide array of global brands, and the green spaces of Calton Hill Gardens, Inverleith Park and The Royal Botanic Gardens. Equally, prestigious arts and cultural facilities such as the Scottish National Portrait Gallery are a short walk away.

Edinburgh boasts an impressive choice of independent schools, including George Heriots, The Edinburgh Academy, Fettes College, St. George's School for Girls, The Mary Erskine School, Stewart's Melville Schools, Merchiston Castle School, and George Watsons College, all of which are within easy reach of the property.

St Andrew Square bus station is around the corner and the new tram terminus at Picardy Place is situated close by linking numerous parts of the city within minutes. Waverley train station and bus links to Edinburgh airport are close by.




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