

17C Fettes Row

NEW TOWN, EDINBURGH, EH3 6RH



Generously Proportioned Three Bedroom Garden Flat In Edinburgh's Sought After New Town



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McEwan Fraser Legal is delighted to present this three-bedroom generously proportioned garden flat, situated in the centre of Edinburgh's desirable New Town.

THE KITCHEN/LIVING ROOM



Inside, the property comprises of:

- Fully equipped open plan kitchen/living space which has been configured to make the most of all the space on offer and make a modern open living space.





- There are three spacious bedrooms, all of which overlook the private rear garden which has been beautifully maintained by the current owner. The bedrooms offer excellent space for an array of furniture configurations.
- The flat has one main family bathroom which is fitted with a four-piece suite which is generously proportioned and has been finished to a high standard.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3

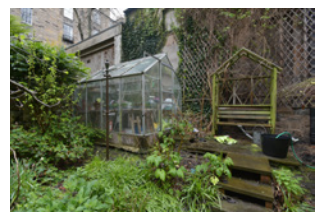


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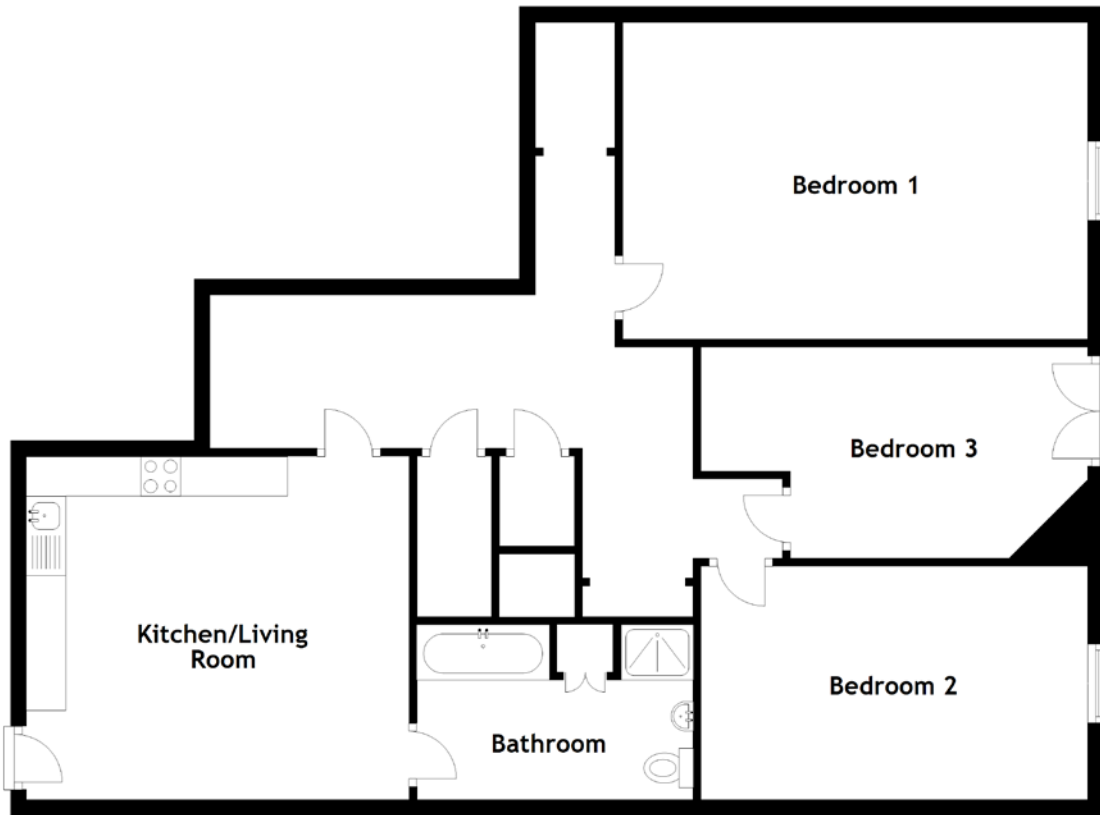


In addition, the property includes outdoor cellarge which offers excellent additional storage, multiple seating areas in the rear garden, and tracking the sunshine whilst benefiting from gas central heating, making for a warm home year-round. Early viewing is recommended to avoid disappointment.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

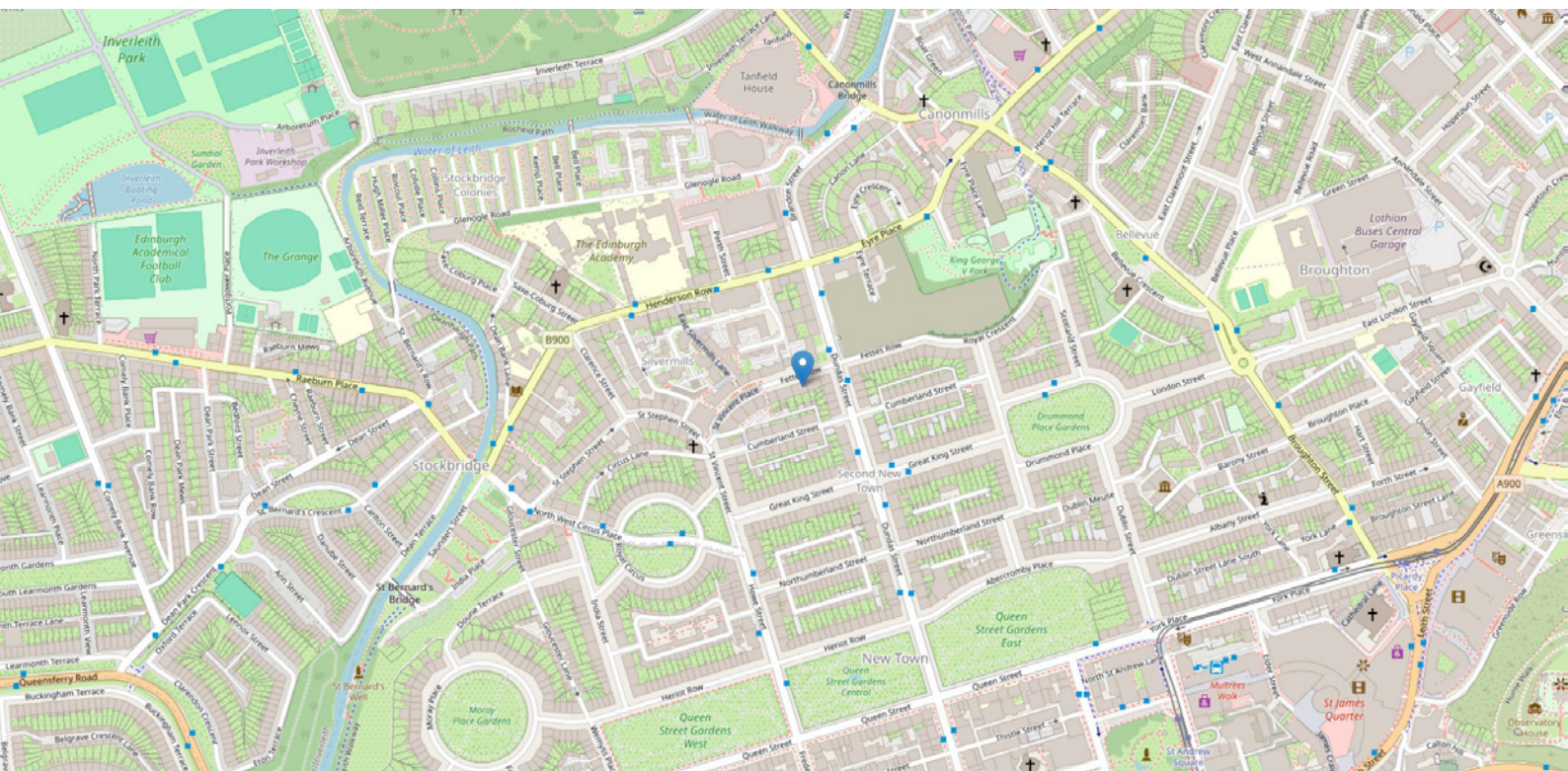


Approximate Dimensions (Taken from the widest point)

Kitchen/Living Room 4.84m (15'11") x 4.35m (14'3")
 Bedroom 1 5.88m (19'3") x 4.01m (13'2")
 Bedroom 2 4.89m (16'1") x 2.96m (9'9")

Bedroom 3 4.89m (16'1") x 2.68m (8'10")
 Bathroom 3.50m (11'6") x 2.22m (7'3")

Gross internal floor area (m²): 107m²
 EPC Rating: C



THE LOCATION

The New Town of Edinburgh enjoys an international reputation as a World Heritage Site. Some argue that there are no better examples of Georgian architecture on such a scale and in such condition. This area forms the very heart of the city and is considered a masterpiece of city planning. Within the city centre, only naturally, is everything that a modern metropolis can offer in terms of facilities, commercial and financial services, amenities and communications.





The city's best shopping facilities are available on Princes Street. George Street and the all-new St James' Quarter which all provide banking, building societies and other financial services, as well as excellent bars and restaurants. If you take a short walk from the property you will find yourself at the top of Broughton Street, next to the famous Playhouse Theatre. Leith Walk has access to a huge number of bus services, and is only five minutes from Waverley Train Station, making it suitable for a variety of potential buyers.

With a fantastic train service getting one to London in less than four and a half hours, soon to be under four hours. The property is also situated within close proximity to the tram terminus at York Place providing quick and convenient travel to Edinburgh Airport. The tram network has transformed the city and is a fast efficient and safe public transport system that is the envy of Europe. People can move seamlessly across the city without the current frustrations of traffic diversions.

There is a wide range of fantastic restaurants including the award-winning 'Gardener's Cottage' nestled within Royal Terrace Gardens and the Manna House Bakery and Patisserie. The Omni Centre, which houses a fabulous cinema complex sits beside the stunning 'The Glasshouse' Hotel, all of which are only a minute's walk from the property.

With the popularity of the East End of the New Town, it is now seen by many as the 'new West End' with house prices set to boom with the new prestigious commercial, retail and leisure developments at St Andrew's Square and St James Centre which boasts new and exclusive rooftop terrace restaurants.

For those who prefer open-air recreational facilities, Princes Street Gardens is virtually on the doorstep. It is also only a short trip to the Botanic Gardens and Inverleith Park, whilst from Warriston, the routes of the old railway lines radiate out in a variety of directions providing interesting walks with new perspectives on otherwise familiar parts of the city.



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