



1/1 Gayfield Place
NEW TOWN | EDINBURGH | EH7 4AB

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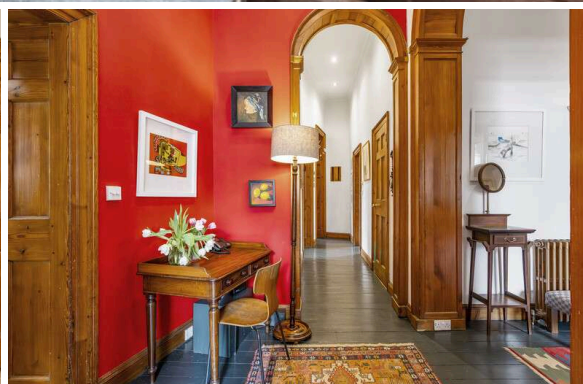
1/1 Gayfield Place is an A-listed, elevated, first floor, south facing corner apartment located within the architectural set-piece palazzo of James Begg's Gayfield Place, the only known extant example of his work. This UNESCO protected World Heritage Site boasts a South facing aspect, making it a sunny family home, connecting with the vibrancy of thriving Elm Row and Leith Walk, whilst also boasting access to the Edinburgh tram with stops only a stone throw away. This traditional three-bedroom flat epitomises timeless elegance and unmatched charm. The residence offers a symphony of space and light, with expansive rooms and soaring ceilings that enhance its grandeur.

The warm embrace of the living room welcomes you with open arms. A large Venetian window stretches across one wall, allowing sunlight to cascade in and illuminate the space. Here, a majestic fireplace stands proudly, its intricately carved details a testament to the craftsmanship of a bygone era. Soft furnishings invite relaxation, creating a cosy haven for quiet evenings or lively gatherings with friends.

Adjacent to the living room lies a cosy family room, its walls lined with bookshelves filled with volumes that whisper tales of distant lands and forgotten adventures. Neutrally decorated, this room offers a versatile space for unwinding with a good book or engaging in lively conversation. The room offers true flexibility and can be used as a fourth bedroom. These adjoining reception rooms offer stunning aspects with five windows over the tranquil community gardens of Gayfield Square with many wonderful mature trees which look beautiful year round, a view shared by the second bedroom.

The heart of the home lies in the kitchen/dining room, where traditional elements blend seamlessly with contemporary flair. The kitchen boasts a sophisticated two-tone design, with sleek countertops and modern appliances juxtaposed against the warmth of rich wood accents. Ample space for seating invites family and friends to gather around, whether for a casual breakfast or a formal dinner party.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.







The property boasts three double bedrooms, each offering a tranquil retreat from the bustling city streets. High ceilings soar overhead, accentuating the sense of space and airiness. Attractive wooden flooring adds warmth and character to each room, while large windows frame picturesque views of the surrounding neighbourhood.

Convenience meets luxury in the well-appointed bathroom, where modern fixtures and fittings complement the timeless elegance of the flat. A separate shower room offers added convenience for busy mornings or indulgent spa-like experiences.

Intricate details within this home add to its character, every corner unveils intricate details that evoke a sense of heritage and craftsmanship. In the living room, an exquisitely carved fireplace commands attention, its intricate patterns telling stories of generations past. Similarly, in bedroom one, a fireplace stands as a silent sentinel, adorned with delicate motifs that hint at the grandeur of days gone by. Throughout the flat, wainscoting graces the walls, its elegant panels adding depth and texture to the rooms while paying homage to the building's architectural heritage. As one moves through the space, stunning hall archways connect the rooms, their graceful curves inviting exploration and lending an air of timeless elegance to the home. Each detail, from the ornate fireplaces to the graceful arches, serves as a reminder of the flat's storied past, creating a truly enchanting living environment steeped in history and charm.

Externally, the property boasts a well-maintained courtyard garden, a verdant oasis amidst the urban landscape. Here, residents can escape the hustle and bustle of city life, surrounded by the beauty of lush greenery and fragrant blooms.

From its timeless charm to its meticulously curated interior, this traditional Edinburgh flat offers a truly unique living experience, combining historic elegance with modern comfort. With its spacious rooms, high-quality

finishes, and picturesque views, it is a sanctuary of style and sophistication in the heart of the city.

In brief the property comprises -

- Bright living room adorned with a Venetian window that floods the space with natural light, offering picturesque views of the surrounding streets.
- Cosy family room, neutrally decorated and lined with bookshelves, looking onto the tranquil community gardens of Gayfield Square with many wonderful mature trees, shared by the living room and second bedroom.
- Spacious kitchen/dining room with sophisticated two-tone design and high-quality finishes.
- Three double bedrooms, each adorned with high ceilings and attractive wooden flooring.
- The residence offers a well-decorated bathroom and a separate modern shower room, ensuring convenience and luxury for residents.
- Well-maintained courtyard garden, providing a tranquil oasis in the heart of the bustling city.
- Gas central heating.
- Permit parking off street.

Included in the sale will be the integrated cooker, washing machine, dishwasher and sink waste-disposal unit, the curtains in bedroom 2, the over-mantle mirror and wall lights in bedroom 1, the bookshelves in the family room. All ceiling light fittings will be included, as will the hall uplighter. Some items of furniture may be available by separate negotiation.

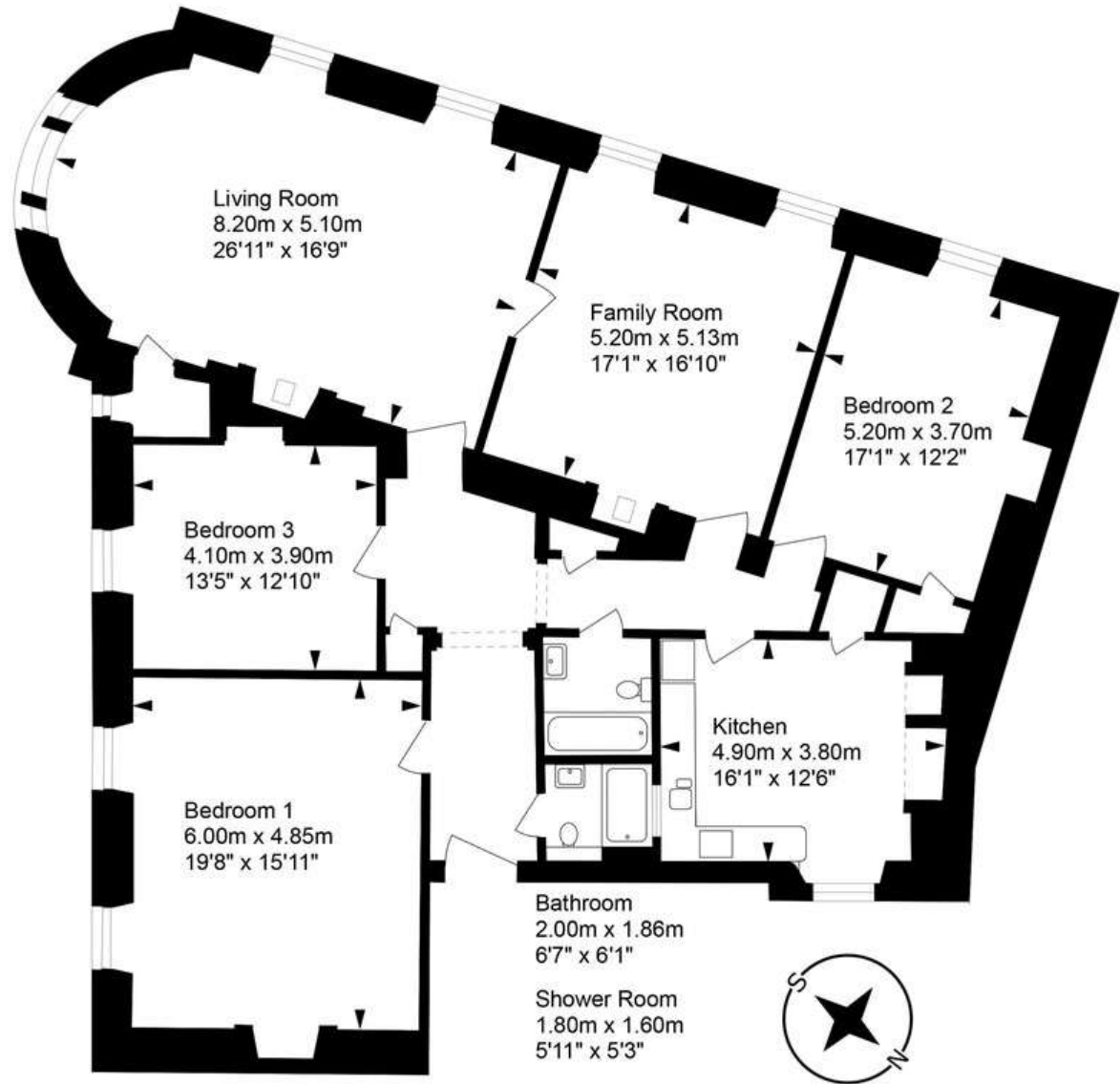
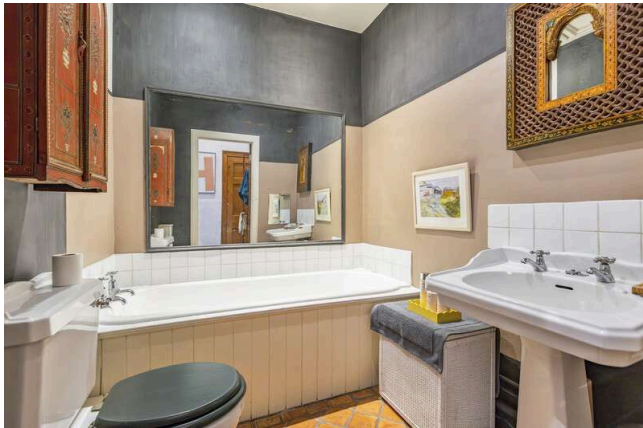
EPC Rating D.



The subjects are located in the highly desirable New Town area of Edinburgh, which lies within the city centre boundary. Edinburgh is one of Europe's most beautiful and cultural cities, with fine architecture and a combination of elements which make it truly unique. There is a superb range of shopping outlets on hand to cater for all needs, with Princes Street itself just a ten minute stroll away. Leisurewise the choice is quite exceptional, as one would indeed expect from a major international city. The new and architecturally arresting central business district and conference centre are also within easy reach, displaying the names of some of the top corporate nameplates around. The property is also close to the site of the Scottish Parliament. Schooling is well represented from nursery to senior level, both in the public and private sectors. An efficient public transport network operates to most parts of the town and surrounding area. The city bypass and main motorway networks are also within easy reach.







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