



18 Hart Street
NEW TOWN | EDINBURGH | EH1 3RN


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18 Hart Street, New Town

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Well presented main door flat located in the sought after New Town area of Edinburgh, minutes from the city centre. This appealing flat boasts tall ceilings and large windows which bring in a plentiful supply of natural light. It represents an excellent home for a single person, couple, small family or as an investment opportunity. The Drawing Room enjoys a tranquil setting with ample space to accommodate a dining table and seating with ease and double aspect windows filling the room with natural light. There is also a fire place and gas fire giving a focal point to the room. The fitted kitchen currently comprises an electric hob, oven and fan, fridge, freezer, dishwasher and a wine rack. There is also a second reception room currently used as a dining room which could be adapted for use as an office or second bedroom. There is a well proportioned bedroom at the front of the property and completing the accommodation is the bathroom with shower over the bath. Further benefits on offer include a spacious entrance hall with original cornicing, cupboard and gas central heating.

- Grand hallway
- Bright and spacious Drawing Room
- Fitted kitchen
- Dining room
- Bathroom with shower over the bath
- Gas central heating
- Considerable loft storage above bathroom and hallway cupboard

Included in the sale are the integrated Neff kitchen appliances (oven, fridge, freezer, dishwasher) and the washer/dryer in bathroom cupboard, all curtains, blinds, carpets and light fittings. Some furniture can be available to purchase by separate negotiation with the seller.

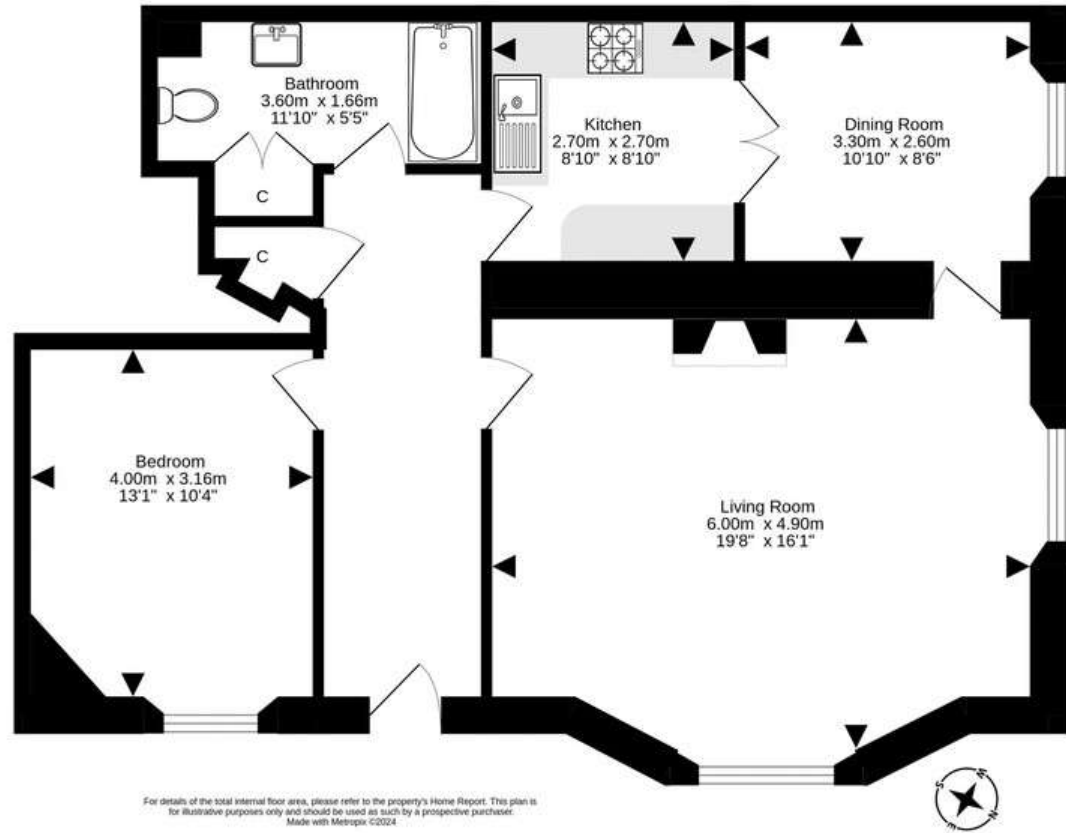
EPC rating is E

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The prestigious Georgian New Town, which is only minutes walking distance from the retail and commercial centre, is considered a masterpiece of city planning and is a UNESCO World Heritage Site. This exclusive area enjoys all the benefits of City Centre living with a wide variety of local shops, bistros and restaurants, including those within the nearby Broughton Street and Canonmills areas. Nearby attractions include the Omni Centre with multi screen cinema, the Playhouse Theatre, St James Quarter and the Harvey Nichols store. There are several private garden areas within the New Town and the Royal Botanic Gardens and Inverleith Park are easily accessible. Regular bus services operate to all parts of the Capital and the nearby Tram Service runs straight through the City Centre and out to the Airport. Waverley Station and St Andrews Square Bus Station are also close by.





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