



32a Queen Street
NEW TOWN | EDINBURGH | EH2 1JX


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Set in the heart of the New Town in one of the city's most exclusive postcodes and seconds from Princes Street is this extremely spacious main door grade "A" listed basement apartment. Boasting private front and rear courtyard gardens, a private cellar and gas central heating this property which now requires modest modernisation would make an ideal home or Pied a Terre in an extremely central location. The property is eligible (subject to a small annual fee and application) to the private Queen Street Gardens which offers around 5 acres of vast open green space tranquillity just across the road.

Spanning over an impressive 1,600 feet the accommodation comprises a welcoming entrance hallway with deep storage cupboard, bright lounge with feature fireplace, generous dining space and patio doors to the rear garden, a contemporary kitchen with attractive units, front facing double bedroom with elegant en-suite shower room, a useful utility room and downstairs is completed by a W/C compartment. Following up a carpeted staircase the upper level enjoys two further rear facing double bedrooms both with Velux windows which flood the rooms with an abundance of natural light and the area is finished by a further bathroom with shower over bath.

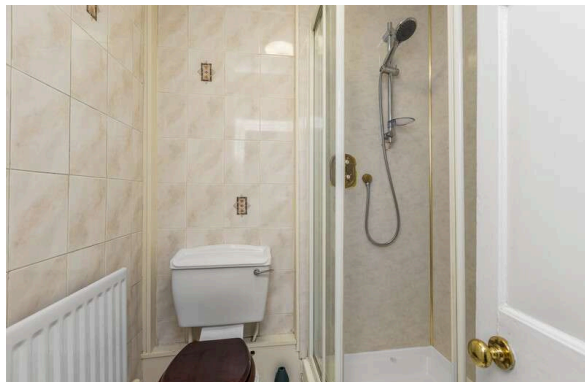
The sale will include all contents. EPC Rating D.

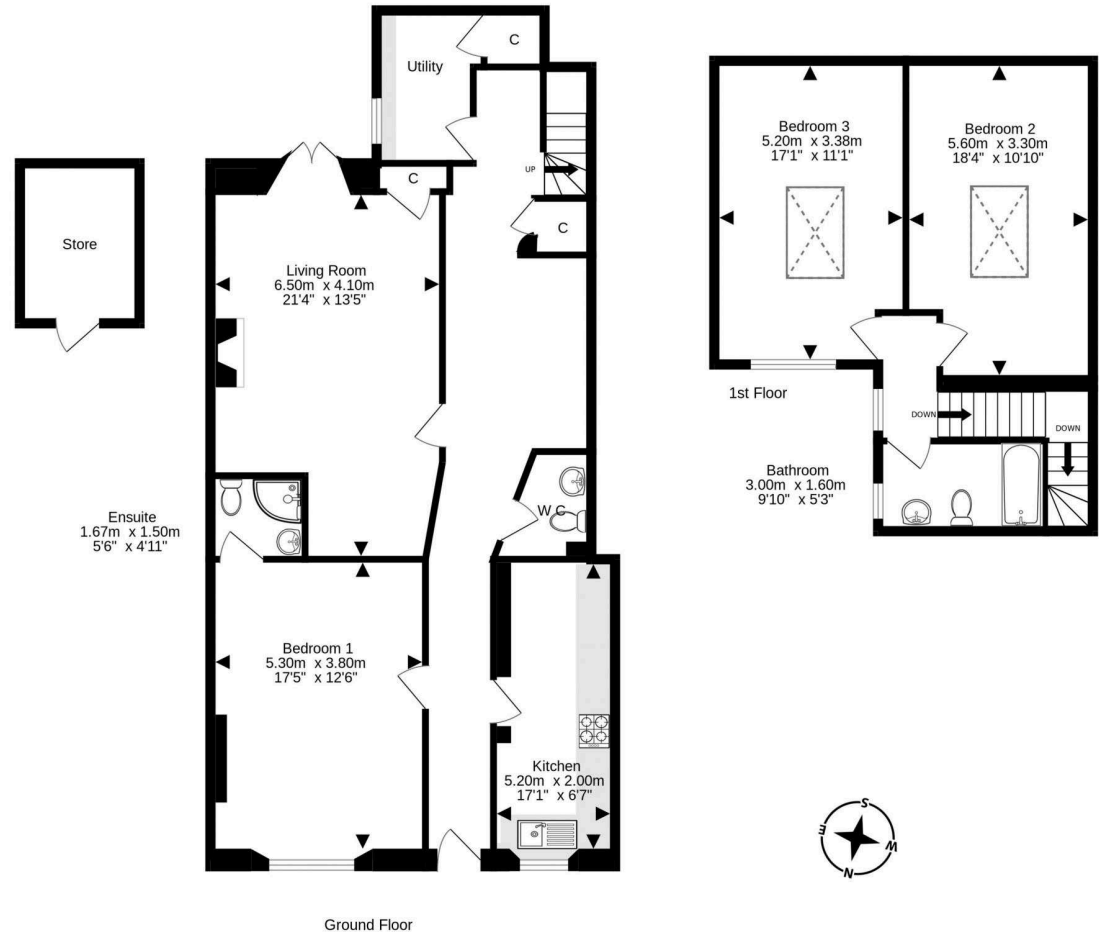


PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Edinburgh's New Town is one of the cities most revered address, seconds from the city centre. The capital's best shopping, museums, galleries and other attractions are all within easy walking distance. Nearby George Street and St. Andrews Square are full of luxury department stores and famous brand name stores, including Harvey Nichols and the new St James' Quarter. The West End Village is home to many other independent boutiques and stores. Local dining includes everything from Michelin-starred restaurants to intimate bistros and pubs. Nearby Princes Street offers a wide variety of high-street shops and supermarkets, while Princes Street Gardens, overlooked by the city's historic castle, is host to attractions all year round (including a yearly Winter Fair and Hogmanay party). Nearby cultural attractions include the Royal Scottish Academy, the Scottish National Gallery and the National Portrait Gallery





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2024