



50 (2F3) Queen Street  
NEW TOWN | EDINBURGH | EH2 3NS

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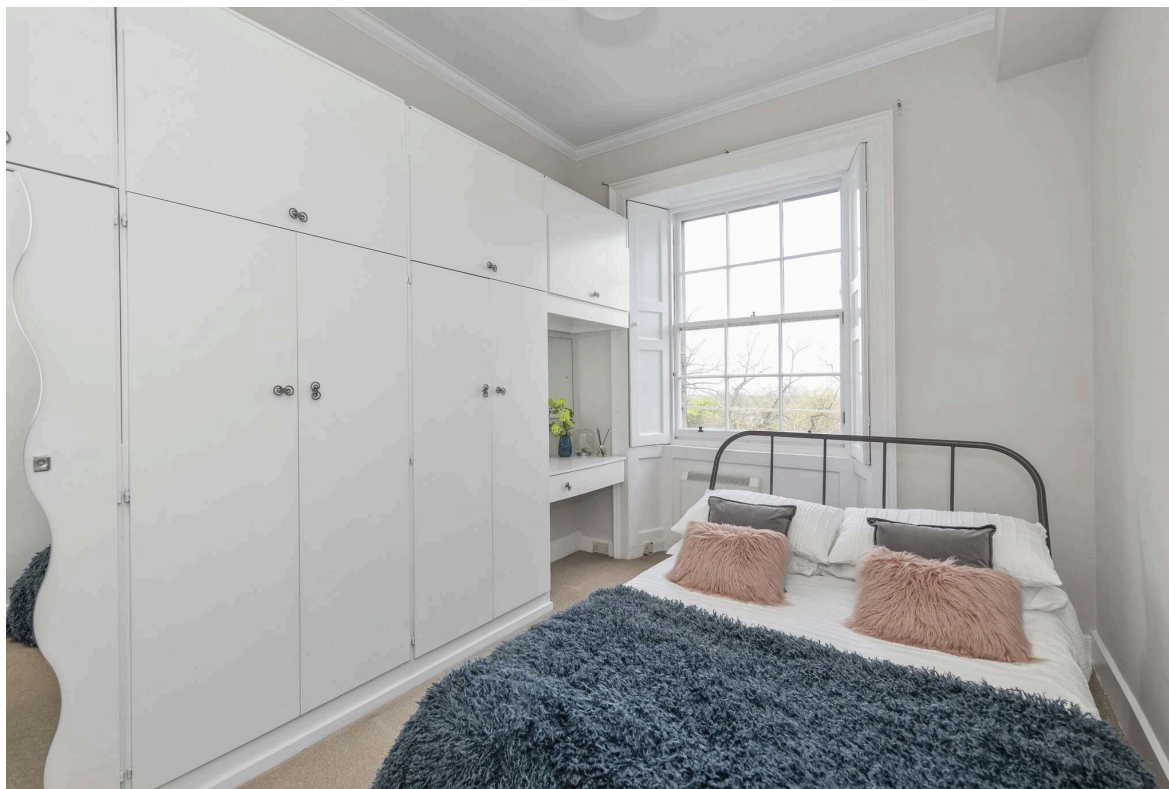
Forming part of a converted A-listed Georgian townhouse right in the heart of Edinburgh's prestigious New Town is this most appealing one bed second floor apartment boasting a most pleasant outlook towards the leafy Queen Street Gardens opposite. This is a prime, sought after location only a very short walk from a fabulous range of upmarket stores, eateries and attractions, ideal for anyone looking for a pied-a-terre.

Attractive modern fittings and fresh decor applied just prior to marketing ensure this lovely flat is ready to move into. A fashionably open plan public room with plenty of light coming in through the twin windows offers more than ample space for relaxation, entertaining and cooking. The kitchen area features cream high gloss units and co-ordinating metro tiled splashbacks. Completing the accommodation is a double sized bedroom benefiting from wall to wall fitted storage including a built-in desk, and a bathroom fitted out with a white suite and electric shower. There's a handy utility cupboard and cloak cupboard located off the entrance hallway. Access into the building which showcases the traditional stairway is by way of an entryphone system. Further security is provided by a locked doorway off the second floor landing, leading to this flat and only two others.

For an annual fee of £130 residents can gain access to the private Central Queen Street Gardens opposite, ideal for outdoor relaxation or strolling on sweeping lawns well screened by matures trees and bushes.

- Prime City Centre position
- Superb leafy outlook
- Grand communal entrance stair
- On trend open plan living/dining/kitchen
- Double bedroom including built-in storage
- Bathroom
- Hallway with utility and cloak cupboards
- Electric heating
- Security entryphone system
- Residents permit parking
- Access to the private Queen Street Gardens/fee payable
- Excellent local amenities and transport links close at hand

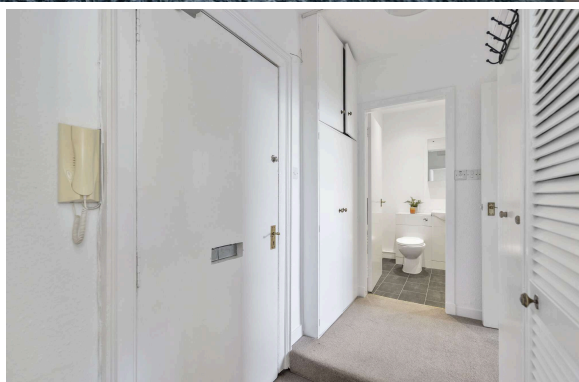
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.

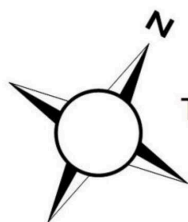
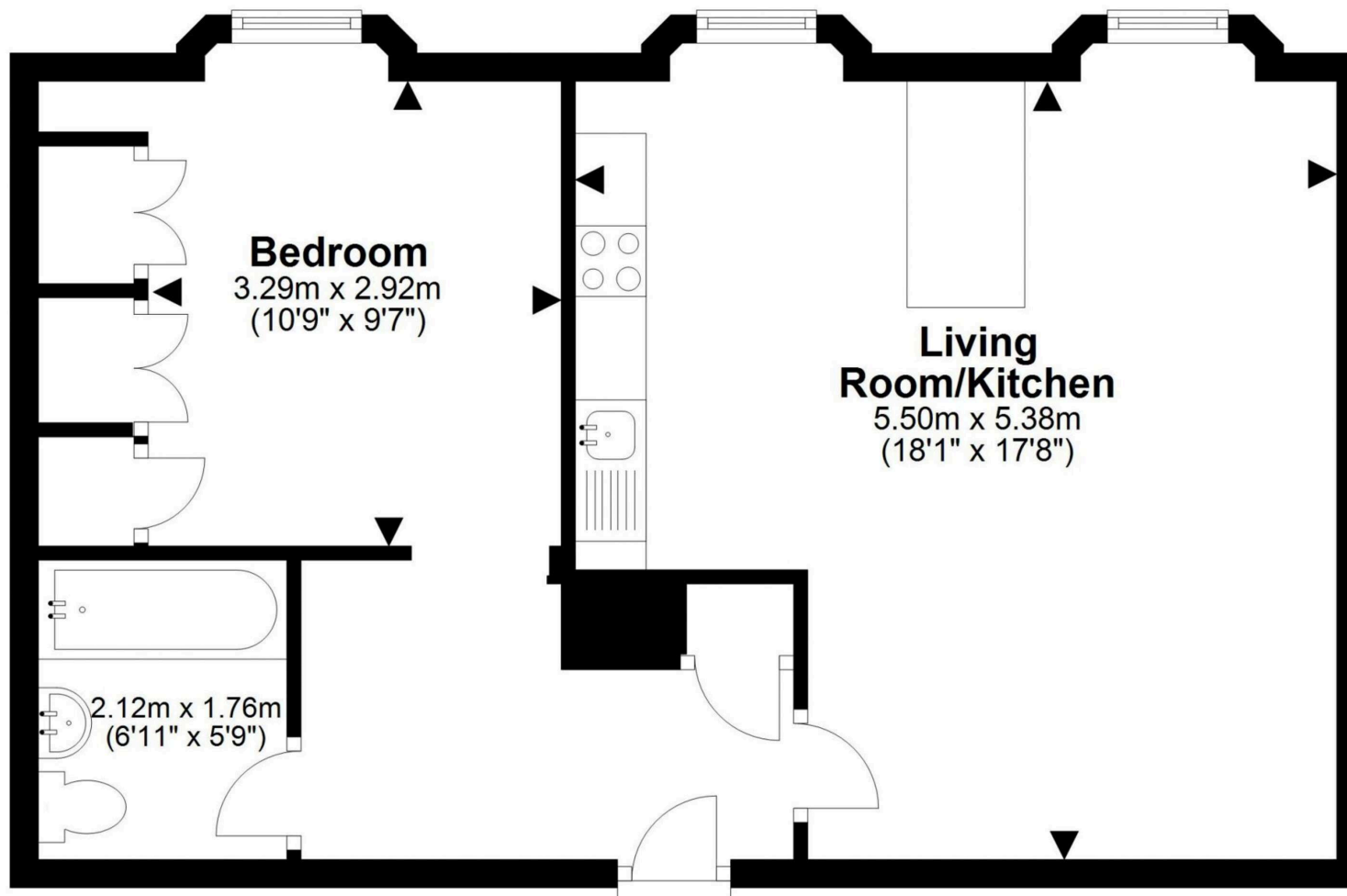


The prestigious Georgian New Town, which is only minutes walking distance from the retail and commercial City Centre, is considered a masterpiece of city planning and is a UNESCO World Heritage Site. This exclusive area enjoys all the benefits of City Centre living with a wide variety of local shops, bistros and restaurants in the nearby Stockbridge and Broughton areas. Regular bus services operate to all parts of the Capital and the 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. There are several private garden areas within the New Town and the Royal Botanic Gardens and Inverleith Park are easily accessible.

All fixtures, fittings, dining table and chairs, the double bed and the sofa set are included in the sale.

EPC E and Council tax E





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.