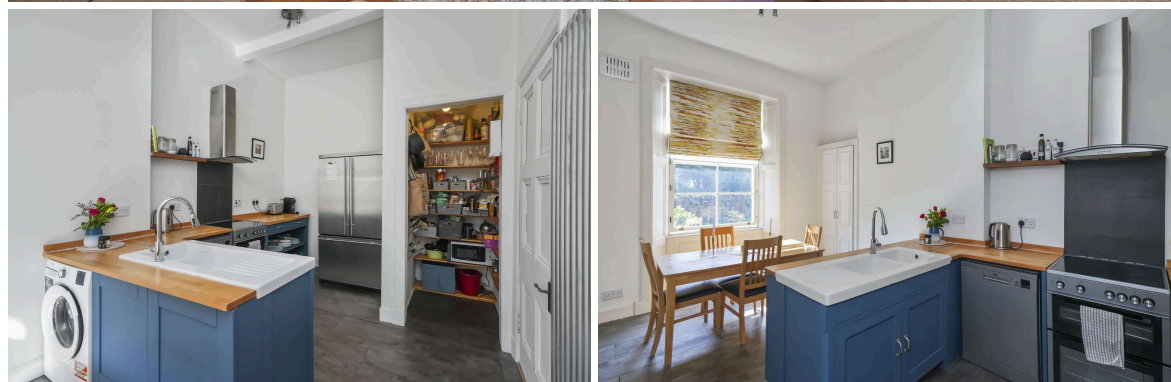




23/3 Brandon Terrace
NEW TOWN | EDINBURGH | EH3 5DZ


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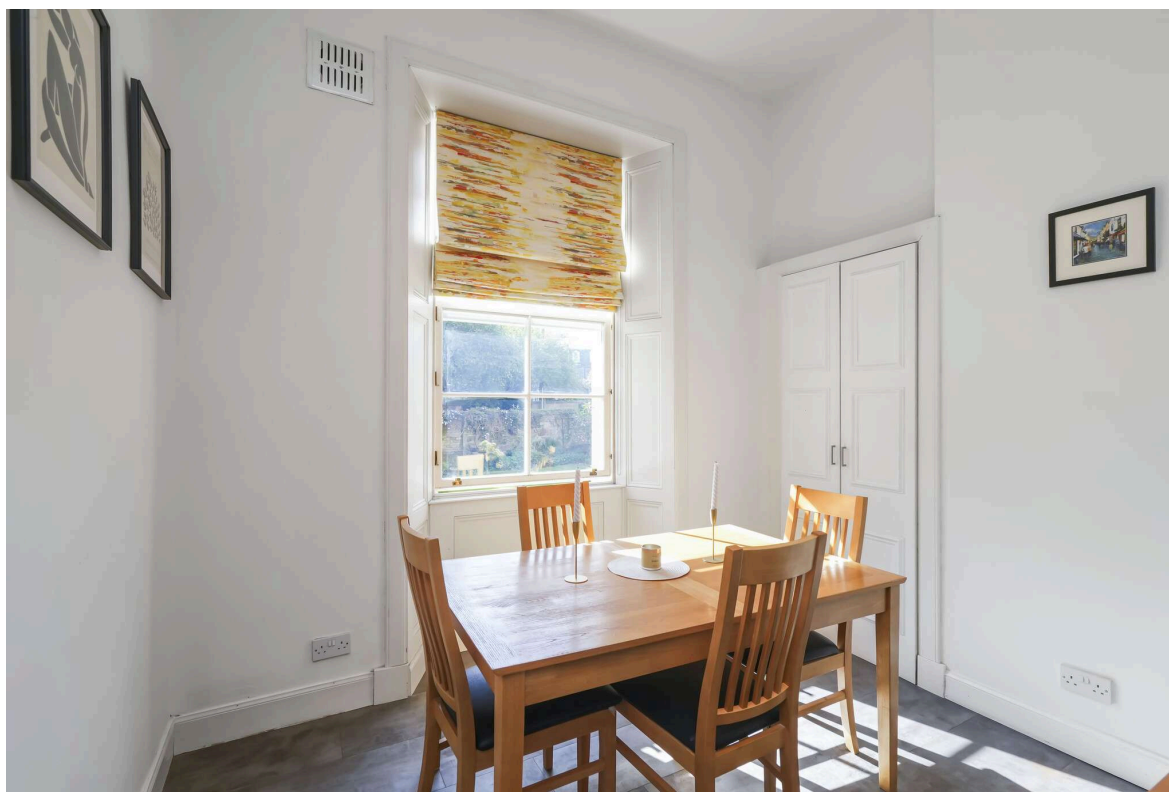
Superbly presented and spacious accommodation boasting a great mix of fine period features and stylish modern fittings are on offer within this most appealing traditional first floor flat. This is an excellent location in the sought after New Town, directly opposite the scenic Water of Leith walkway, ideal for easy access to all manner of amenities and some of Edinburgh's best loved parks, plus good transport links.

High ceilings and tall windows ensure a great feeling of light and space throughout the property, which is much enhanced by traditional features. The grand living room features a bay window looking out to mature trees lining the Water of Leith, an attractive marble mantelpiece and decorative cornicework to the ceiling. Plenty of free floor space is available for a dining table in either this room or in the large kitchen, which has ample fitted storage space, solid wood worktops and a handy larder. Completing the accommodation are two double sized bedrooms, a multi-purpose boxroom with platform bed and space for working from home, bathroom with mixer shower, and hallway providing storage space.

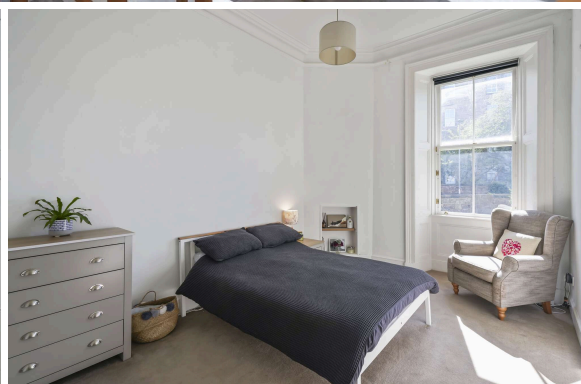
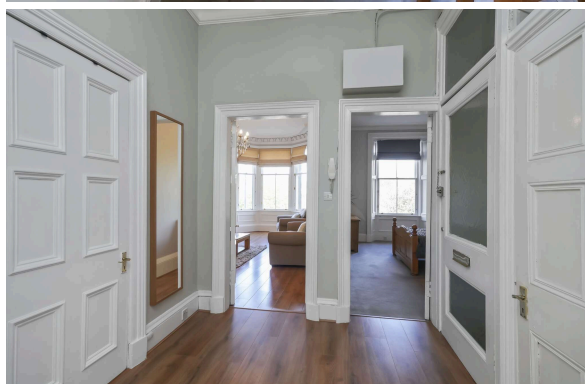
- Sought after City Centre location
- Bay window living room with lovely period features
- Kitchen/dining room with larder
- Two double sized bedrooms
- Box bedroom/home office
- Fully tiled bathroom/mixer shower
- Hall with cloak cupboard and storage boxroom
- Gas central heating
- Double glazing
- Shared rear garden
- Residents permit parking
- EPC rating C and Council tax band E

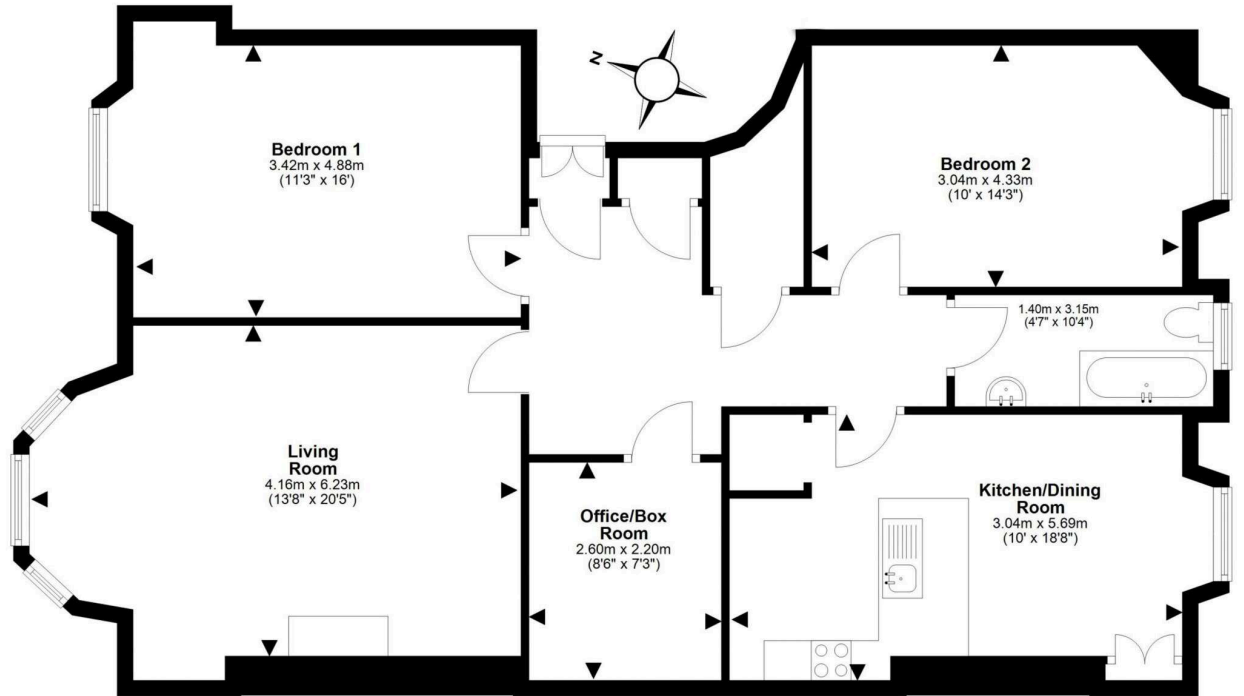
Extras included in the sale are all blinds and light fittings, including the chandelier in the living room, dishwasher, electric oven, washing machine and large freestanding fridge freezer.

PRICE & VIEWING: Please refer to our website, 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 Stockbridge and Broughton areas. There are excellent local schools in both the state and private sectors. 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.





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.

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