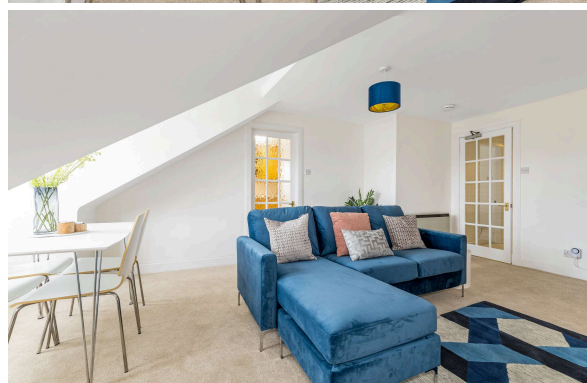




77 (3F3) Rose Street,
NEW TOWN | EDINBURGH | EH2 3DT

warners
solicitors & estate agents



77 (3F3) Rose Street, NEW TOWN | EDINBURGH | EH2 3DT

An exciting opportunity has arisen to acquire this well presented two-bedroom traditional flat with stunning views on the highly sought-after Rose Street in the city centre of Edinburgh, nestled between George Street and Princes Street.

This outstanding apartment is in excellent order and is presented to the market in true move-in condition. The property comprises an entrance hall with two storage cupboards, spacious dining/living room with attractive bay window that lets in an abundance of natural light, a fitted kitchen that has stunning views over Ramsay Gardens and currently comprises an electric hob, oven and fan and washing machine. There are two well-proportioned bedrooms, one with built in storage and completing the accommodation a bathroom with shower over the bath.

The property also benefits from a private storage cupboard in the entrance corridor giving extra storage and has permit parking available in the vicinity. Outstanding local amenities include a range of stylish bars, shops, cafes and restaurants, and the property is conveniently located to provide access to excellent public transport links.

Offering immense appeal to first-time buyers, couples, and young families in addition to holding investment potential, early viewing is highly recommended.

- Two-bedroom third floor apartment in sought after city centre location
- Spacious dining/living room
- Fitted kitchen with views over Ramsay Gardens
- Two well-proportioned bedrooms
- Bathroom
- Private storage cupboard and permit parking
- Electric heating in the property with potential to change to gas

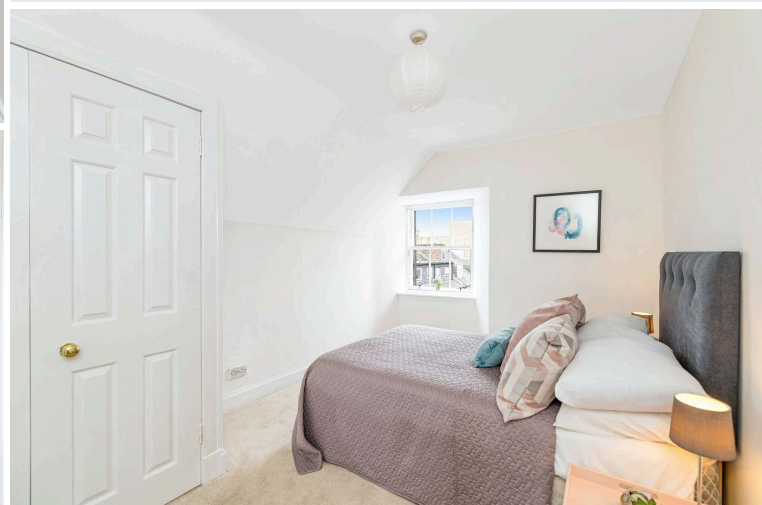
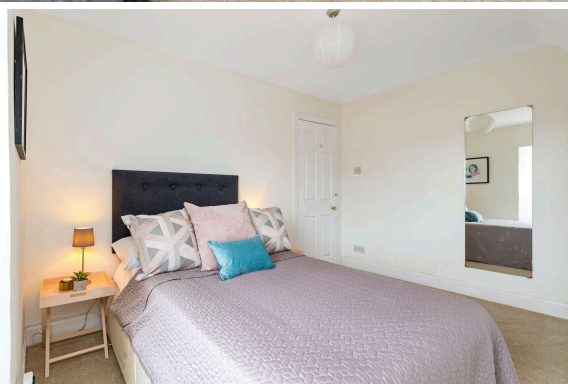
Washing machine, oven and hob included in sale. EPC Rating E.

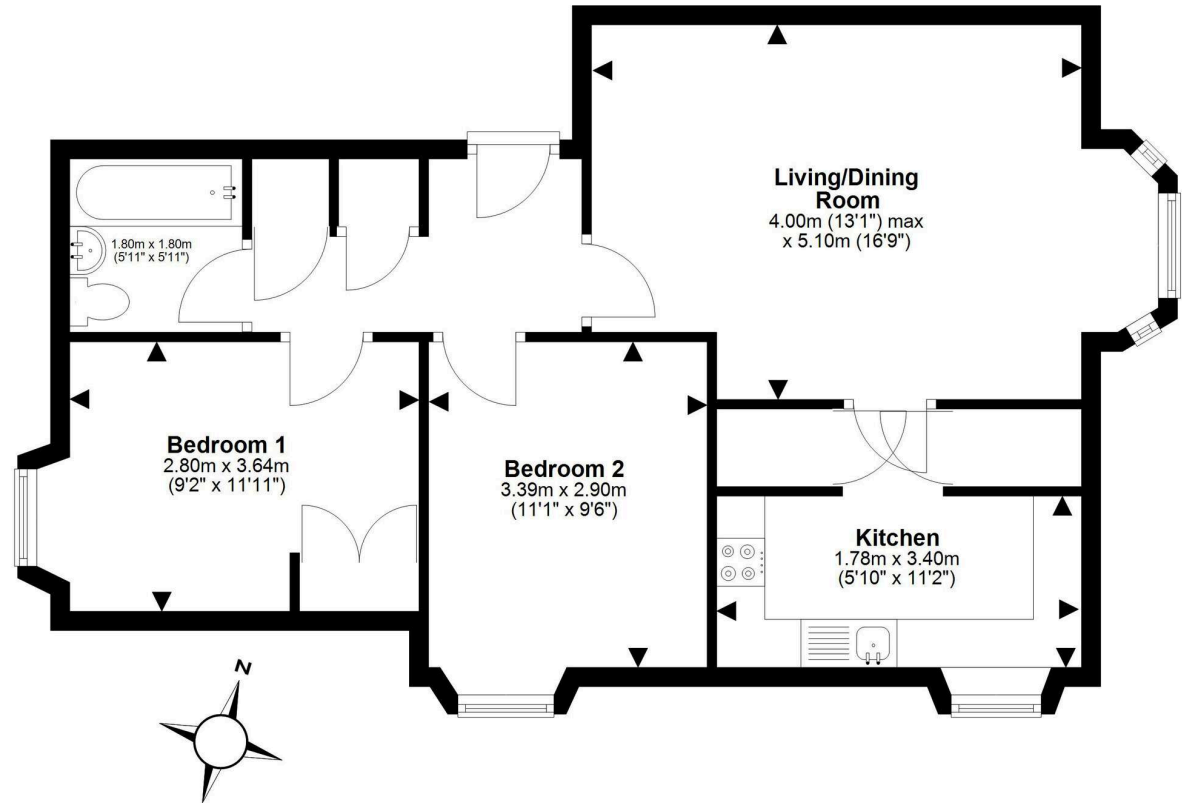
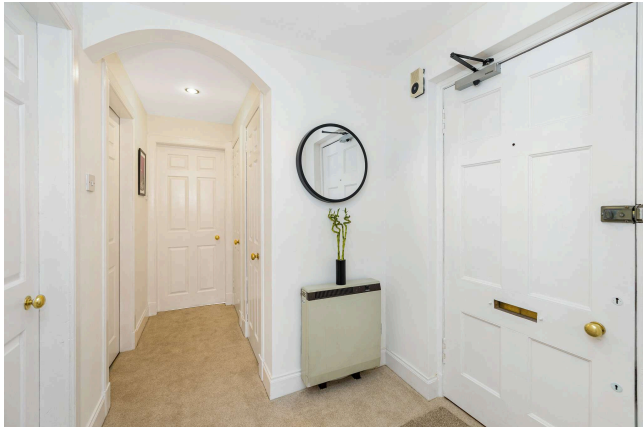
There are no factoring charges associated with this property.

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 addresses 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.





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.