

COULTERS[©]

8/1 PICARDY PLACE

BROUGHTON, EDINBURGH, EH1 3JT

 3 BED  2 BATH  1 PUBLIC




TAKE A LOOK INSIDE


Flooded with natural light, this superbly spacious and well presented first floor flat forms part of a traditional Georgian building. Finished to a high standard and superbly situated within sight of the fashionable new St James Quarter, the Omni Centre and a tram stop just outside. Early viewing of this fantastic flat is highly recommended.




Entered by way of an impressive, wide communal entrance with polished concrete walls, the flat is situated on the first floor. The front door opens on to a well-proportioned hall. There is a beautiful open plan living / dining / kitchen with wood floors and two large windows offering views to the rear of the property, from which the Firth of Forth can be seen on a clear day. Gorgeous wall and base mounted cabinetry is fitted to the rear of the room and incorporates an electric hob, extractor fan, electric oven, fridge/freezer, dishwasher and washing machine.

KEY FEATURES

 Immensely impressive first floor flat.

 Three generous double bedrooms.

 Within walking distance of Calton Hill and Princes Street Gardens.

 Permit holder parking on the surrounding streets.

 Situated in Edinburgh's sought after East End.

 An array of facilities and amenities nearby.





There is plenty of space for a dining table and chairs, in addition to a lounge area.

The large, bright, double fronted master bedroom enjoys south facing views directly onto Picardy Place with ornate cornice work and fitted carpet. The room is currently used as a second sitting room. There is a stylish en-suite shower room with rainfall shower, WC and wash hand basin. There are two further sizeable double bedrooms in addition to a modern bathroom with bath (and shower over), WC and wash hand basin, finished in matching colours to the en-suite.



THE LOCAL AREA

Picardy Place enjoys a prime position in Edinburgh's New Town, a UNESCO World Heritage Site. It is minutes away from St James Quarter, Multrees Walk, Princes Street and George Street.

Due to its coveted location, there are exceptional bars and restaurants right on the doorstep. Theatres, cinemas, galleries and Edinburgh's globally renowned cultural attractions are all in easy reach.

The area offers a host of green spaces including the lovely park at the centre of Gayfield Square, nearby Calton Hill, Holyrood Park and the network of 'green paths' giving access to the Water of Leith Walkway.

An ideal location for superb transport links, Edinburgh Waverley Train Station and Edinburgh Bus Station are both a short walk away and the trams and buses offer access to other parts of the city as well as Edinburgh International Airport.

EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the price.

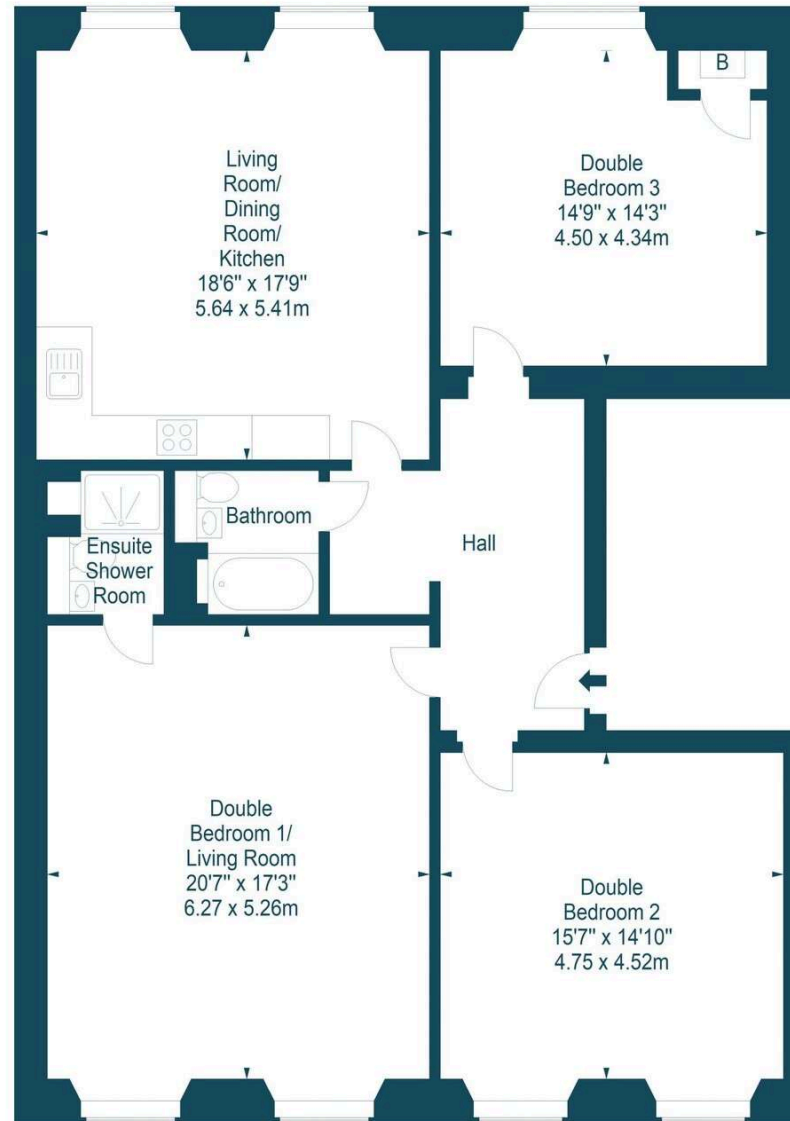




Picardy Place,
Edinburgh, EH1 3JT



Approx. Gross Internal Area
1423 Sq Ft - 132.20 Sq M
For identification only. Not to scale.
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First Floor

GET IN TOUCH

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.