

COULTERS[©]

FLAT 1, 22 NELSON STREET

NEW TOWN, EDINBURGH, EH3 6LJ

 1 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE







Situated within a handsome A-Listed building in Edinburgh's prestigious New Town area, Flat 1, 22 Nelson Street is an elegant ground floor flat with a desirable corner position. Formerly a commercial premises, the flat was expertly converted by Playfair Properties. It has an attractive façade and welcoming entryway, shared with just one other property.

Inside, the layout is both spacious and practical with a generous sitting/dining room with a bright corner aspect forming the heart of the home. Fitted within the room and throughout the majority of the property is beautiful hardwood flooring. The kitchen, which is positioned off the hall, has ample cabinets and worktop space as well as an oven, electric hob, extractor and slimline dishwasher. A very useful utility space beside the kitchen holds the washing machine, fridge freezer and open shelving.

The bedroom is a well-proportioned double, with the major benefit of a particularly large dressing room with built-in wardrobes, shelving and space for either a chest of drawers or a desk, making it also suitable for home working. Upgraded in 2023 with a new waterfall shower, shower tray and tiling, the shower room is in excellent order and also boasts handy storage within the vanity unit and upper cabinets.



KEY FEATURES

-  Ground floor flat with bright corner position.
-  Luxurious dressing room or home office.
-  Optional use of private gardens by subscription.
-  Access to large private cellar.
-  Resident's permit holder parking.
-  Situated in the highly desirable New Town.





The property is heated by gas central heating operated by a modern boiler, installed in 2023 and serviced annually. Single glazed sash and case with working shutters are fitted throughout. The flat has a secure video entry system and separate alarm providing comfort and reassurance to buyers seeking additional security and peace of mind.

The new owner has the option to apply for access to the lovely private gardens on Drummond Place, for an annual fee. On-Street parking is available by way of a residents' parking permit.

EXTRAS

All light fittings, blinds, curtains, fitted flooring and all white goods are included in the sale price.



THE LOCAL AREA

Nelson Street enjoys a prime position in Edinburgh's New Town, a UNESCO World Heritage Site and conservation area. It is a short walk from from St James Quarter, Multrees Walk, Princes Street, and George Street. There are exceptional bars and restaurants right on the doorstep whilst theatres, cinemas, galleries, and Edinburgh's globally renowned cultural attractions are all in easy reach, from The Playhouse and The Scottish National Portrait Gallery to The Everyman Cinema and Scott Monument.

Fantastic recreational opportunities within walking distance include Nuffield Gym at the Omni Centre and Bannatyne's Health Club on Queen Street. The area offers a host of green spaces including The Royal Botanic Garden, Inverleith Park and the Water of Leith Walkway. Daily shopping needs are met by the many high street and independent local supermarkets and delis, whilst larger stores such as the Tesco at Canonmills are also nearby. An ideal location for superb transport links, Edinburgh Waverley Train Station and bus station are both within walking distance and the trams offers direct access Edinburgh Airport and down to the coast at Newhaven.

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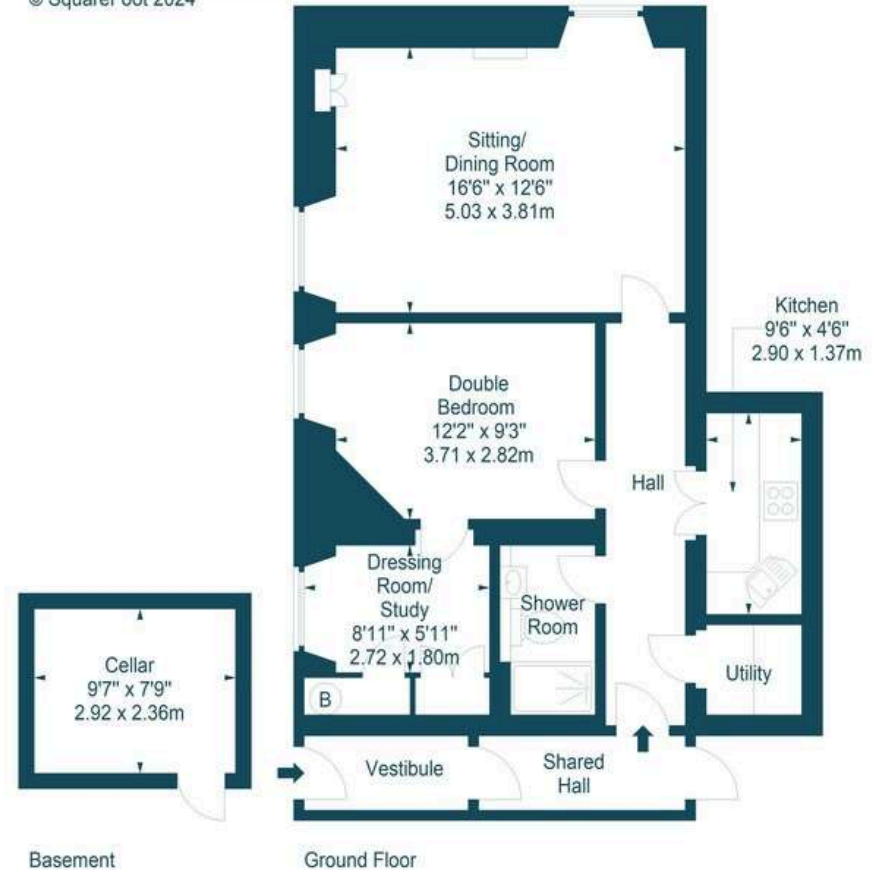
enquiries@coultersproperty.co.uk

Nelson Street,
Edinburgh,
Midlothian, EH3 6LJ



Approx. Gross Internal Area
630 Sq Ft - 58.53 Sq M
Cellar

Approx. Gross Internal Area
74 Sq Ft - 6.87 Sq M
For identification only. Not to scale.
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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.