

COULTERS[©]

20 GAYFIELD SQUARE

NEW TOWN, EDINBURGH, EH1 3NX

 3 BED  2 BATH  1 PUBLIC



A LITTLE BIT ABOUT THE PROPERTY

This immaculately presented main door three bedroom apartment is situated on an elegant, leafy square in Edinburgh's prestigious New Town, a UNESCO World Heritage Site. The stylish, light-filled accommodation is complemented by its tranquil setting, while only a few minutes' walk away from vibrant Broughton Street and St James Quarter.

The property's classical Georgian façade has sash and case windows and fanlight door. Inside, hardwood flooring extends throughout the home. The accommodation comprises of: a beautifully bright sitting room with gas fired stove and surround; very well-equipped, high spec kitchen with seating area and window seat; principal bedroom with built-in wardrobe and luxurious en suite; second double bedroom with bespoke built-in wardrobes; third bedroom, currently used as a dining room; and finally the main bathroom, which benefits from an impressive cast iron roll top bathtub, basin with reclaimed marble surround, and WC. The spacious hallway features a walk-in storage cupboard.

KEY FEATURES

-  Elegant maindoor flat on Gayfield Square
-  Versatile layout with three bedrooms
-  Garden to rear shared with only two other flats
-  Tranquil setting
-  Excellent public transport links
-  Immaculate condition with high-quality fittings



Heating and hot water are provided by a gas central heating system. The traditional sash and case windows have recently been fully refurbished and draught-proofed. The overall block, of which Number 20 forms part, benefits from a property factor who manages communal repairs. The annual service charges are approximately £317.

To the rear of the property, accessed via a shared door on the lower ground level, is the garden, shared only with two other flats. It has great privacy and, with its luscious greenery and quiet seating areas, provides a charming oasis. To the front of the property, Gayfield Square Garden, with its expansive grassy areas, beautiful mature trees and seating, provides a lovely space for residents and is the setting for various get together events organised by Gayfield Square Residents Association.

On-street parking is available by way of a residents parking permit.





THE LOCAL AREA

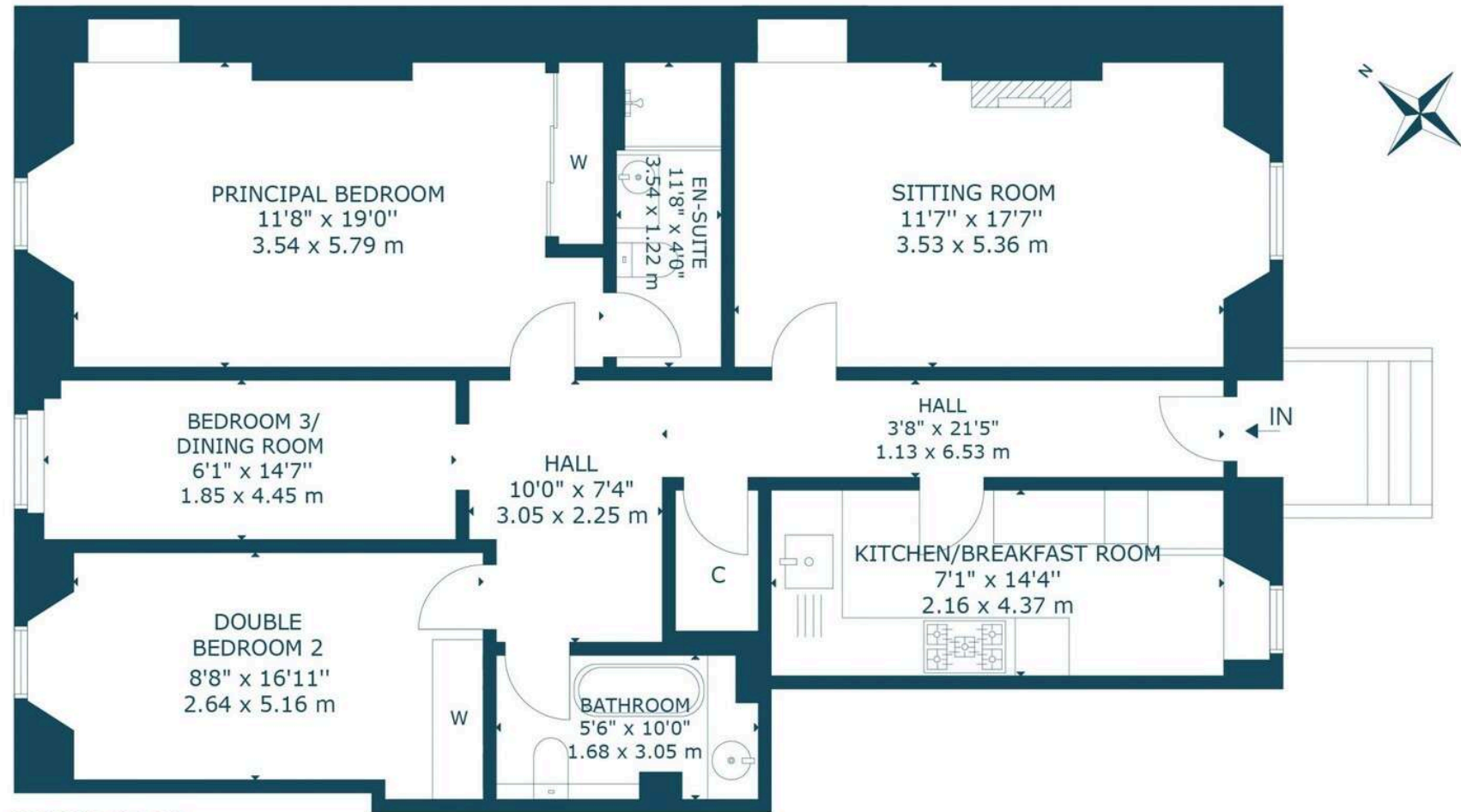
Gayfield Square enjoys a desirable location with a host of amenities on its doorstep. Within walking distance of the City Centre, St James Quarter and Broughton Street, there are excellent leisure, retail and dining experiences to enjoy: the Playhouse Theatre hosting London West-End musicals and acts, the Everyman and Vue cinemas, health & fitness facilities, quirky independent shops and international retailers and restaurants to suit every taste. Everyday shopping needs are well served by a range of local suppliers, including award-winning deli Valvona & Crolla, and branches of national supermarkets. The area offers a host of green spaces including the lovely park at the centre of Gayfield Square, Holyrood Park and the network of 'green paths' giving access to the Water of Leith Walkway. In addition, residents of Gayfield Square are entitled to apply for access to the stunning, private Regent Gardens. 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 on nearby Leith Walk offer access to other parts of the city and Edinburgh International Airport.

EXTRAS

All fitted flooring, curtains, blinds, light fittings, dishwasher, washer/dryer, range cooker, fridge/freezer, and microwave are included in the sale price. Please note that certain items of furniture may be available through separate negotiation.







GROUND FLOOR

20 GAYFIELD SQUARE, NEW TOWN, EDINBURGH, EH1 3NX

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 1,230 SQ FT / 114 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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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.