


COULTERS[©]

3D BRANDON STREET

NEW TOWN, EDINBURGH, EH3 5DX

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

This two bedroom flat occupies the top (second) floor of a B-Listed converted townhouse situated on the edge of Edinburgh's prestigious New Town. The entrance to the building which is shared with just two other flats, has a secure entry system. Inside, the rooms are well-proportioned and much of the character and period details including sash and case windows, timber flooring and fireplaces have been retained.



The accommodation comprises: an entrance hall; bright and airy sitting room with working shutters and plenty of space for dining furniture; fitted kitchen with wall and base mounted units, ample worktop space and a skylight that bathes the room with natural light; two good sized double bedrooms; a large bathroom with the luxury of both a freestanding bath and corner shower; and a separate WC.

KEY FEATURES



Second floor apartment



Bright and spacious accommodation



Sought after New Town location



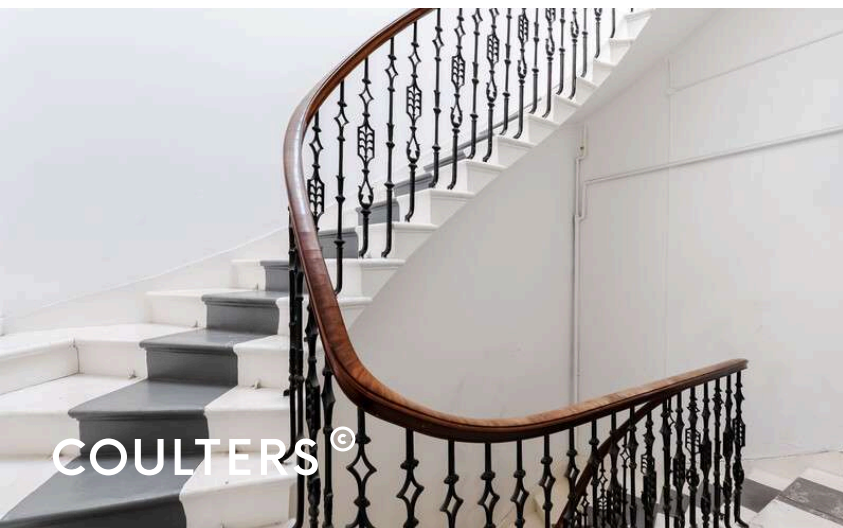
Permit parking available

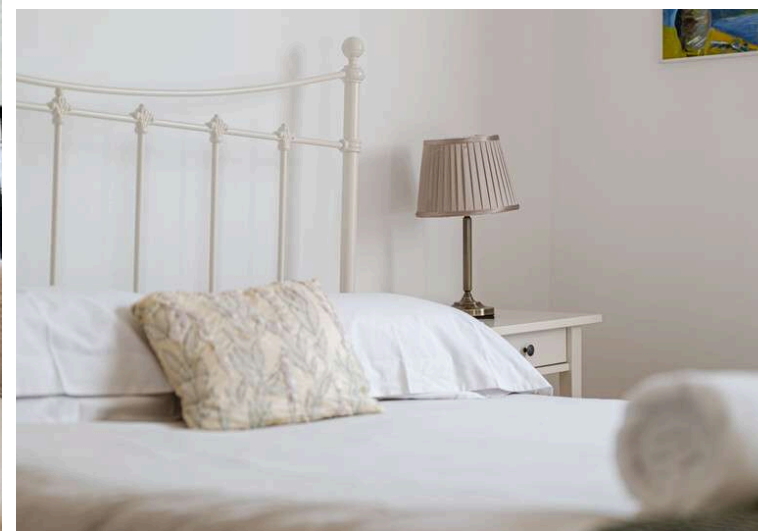


Botanic Gardens and Inverleith Park nearby



Fantastic shops, cafes and restaurants



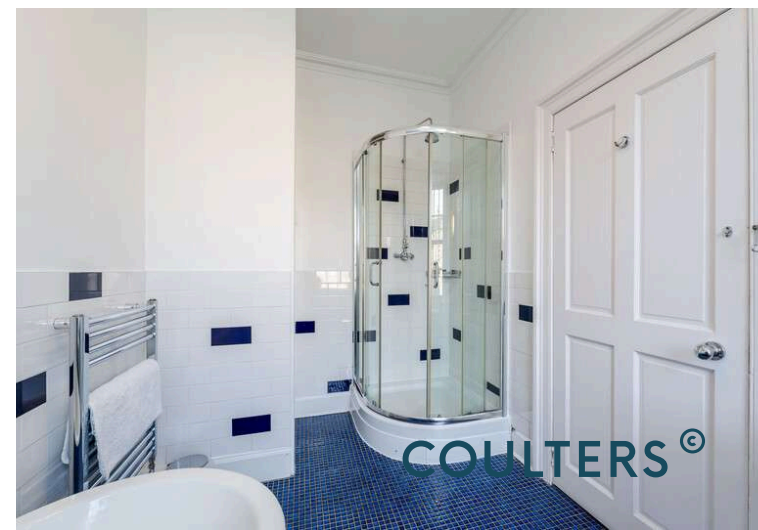


The property is heated by gas central heating and there are single glazed sash and case windows throughout.

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

EXTRAS

All light fittings, curtains, fitted flooring and white goods are included in the sale price. Other items may also be available via separate negotiation.



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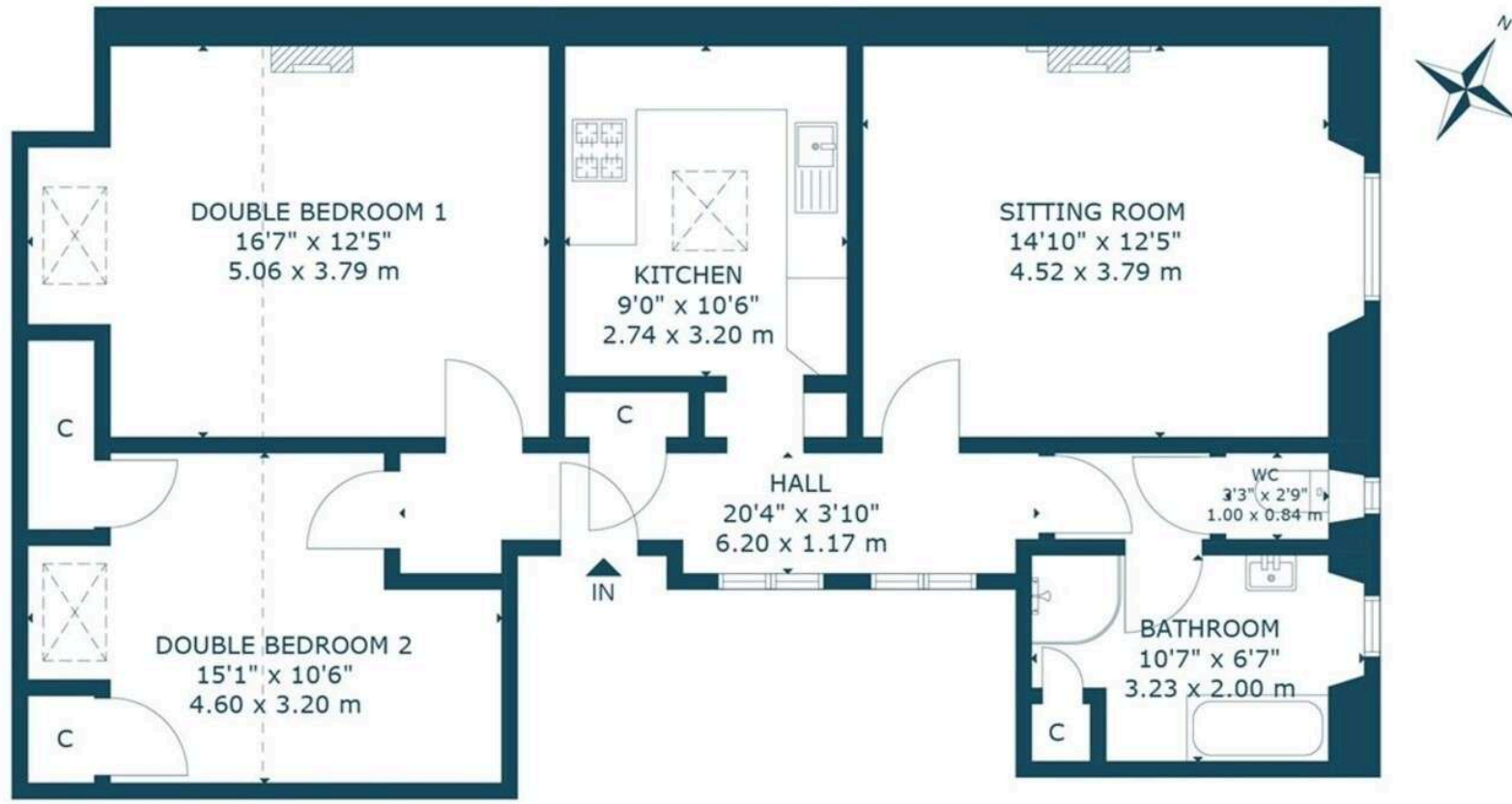
THE LOCAL AREA

Situated to the north of Princes Street, Edinburgh's New Town is a UNESCO World Heritage Site and conservation area. Princes Street, and George Street are within roughly a fifteen minute walk of the property as is St James Quarter and Multrees Walk. 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 Bannatyne's Health Club on Queen Street and the exclusive gym & spa at Kimpton Charlotte Square.



The area offers a host of green spaces including Princes Street Gardens 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. The bus service from Brandon Street itself is also excellent and offers a quick connection to various parts of the city.





2ND FLOOR

3D, BRANDON STREET, EDINBURGH, EH3 5DX

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY | APPROXIMATE GROSS INTERNAL FLOOR AREA 862 SQ FT / 80 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.