

COULTERS[©]

15A UNION STREET

EDINBURGH, EH1 3LT

 2 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

This stylish two bedroom flat has an enviable location that is surrounded by an unbeatable selection of city amenities. Situated on a desirable street within the New Town area the flat itself is quietly positioned at basement level and is generously proportioned throughout. The property benefits from private rear garden and two versatile dry lined cellars.

KEY FEATURES



Basement flat with maindoor entry



Two bedrooms both with en-suite access



Private rear garden



On street permit parking



Within a short walk of St James Quarter



Tram stop located nearby on Picardy Place



EPC Rating - Unknown



Council Tax Band - E





Internally the accommodation comprises - a central hallway; an open plan dining kitchen with shaker style units, integrated appliances, central kitchen island, Rayburn Range Cooker and direct access to the well presented garden; a large sitting room to the rear of the property with gas fire and storage cupboard; two very spacious double bedrooms with bespoke white wooden shutters, the principle bedroom benefitting from a fully tiled ensuite.





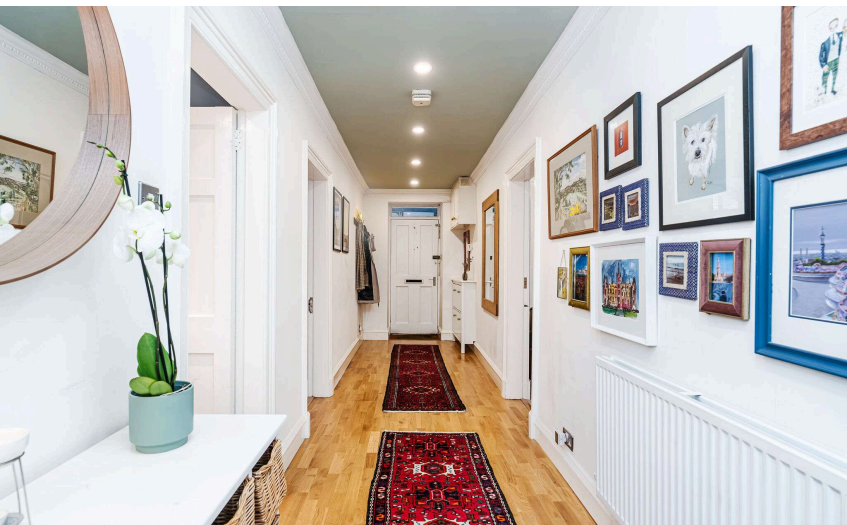
MORE INFORMATION

A four piece well equipped bathroom with separate shower enclosure which can be accessed from the hall and bedroom two completes the accomodation.

The property is fitted with single glazed sash and case windows throughout and a gas central heating system.

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









THE LOCAL AREA

Nestled in the heart of the New Town, the property enjoys a prime location in Edinburgh's most prestigious postcode. Its excellent situation offers residents the finest amenities the capital has to offer, all within easy walking distance. On your doorstep you will find a superb choice of top-rated restaurants, cafés, fashionable bars and clusters of small speciality shops. The New Town hosts world-class shopping outlets including Harvey Nichols, John Lewis and Multrees Walk at St. Andrew Square, and the recently-built state-of-the-art St James Quarter, while Princes Street is lined with all the top name High Street retailers. Stockbridge offers a unique village atmosphere and the independent outlets here are arguably some of the best in the country. A selection of some of Scotland's finest art galleries are all in close proximity including the National Portrait Gallery, the Gallery of Modern Art and the Scottish National Galleries. For days out, picnics or scenic walks the tranquil Water of Leith at Stockbridge and the colourful Royal Botanic Gardens are both nearby. For commuting to any part of the city or other parts of the country, the area offers an abundance of public transport services. The tram line (just a stone's throw away) runs from nearby Picardy Place all the way to the airport and Waverley Station is conveniently close.

EXTRAS

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

HOME REPORT VALUATION: £640,000

Approx. Gross Internal Area
1553 Sq Ft - 144.27 Sq M
Cellar
Approx. Gross Internal Area
122 Sq Ft - 11.33 Sq M
For identification only. Not to scale.
© SquareFoot 2019



Basement

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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.