

COULTERS<sup>©</sup>

# 28/1 FETTES ROW

NEW TOWN, EDINBURGH, EH3 6RL

 2 BED  1 BATH  1 PUBLIC





## TAKE A LOOK INSIDE

28/1 Fettes Row is an immaculately presented two-bedroom duplex apartment forming part of a modern development in the heart of Edinburgh's New Town. Positioned on the first and second floors, the property benefits from lift access, an allocated parking space to the rear, and a peaceful yet central setting within just a short walk to the city centre.

The accommodation is arranged over two levels, offering well-balanced proportions and excellent natural light. The property is entered via a welcoming hallway that leads through to a generous sitting room.

## KEY FEATURES



Duplex apartment with sought after New Town location.



Presented in excellent order with two bedrooms.



Lift access available.



Allocated parking space and communal bike store.



Short walk to George Street and Princes Street.



Wonderful New Town bars, cafes and shops on the doorstep.

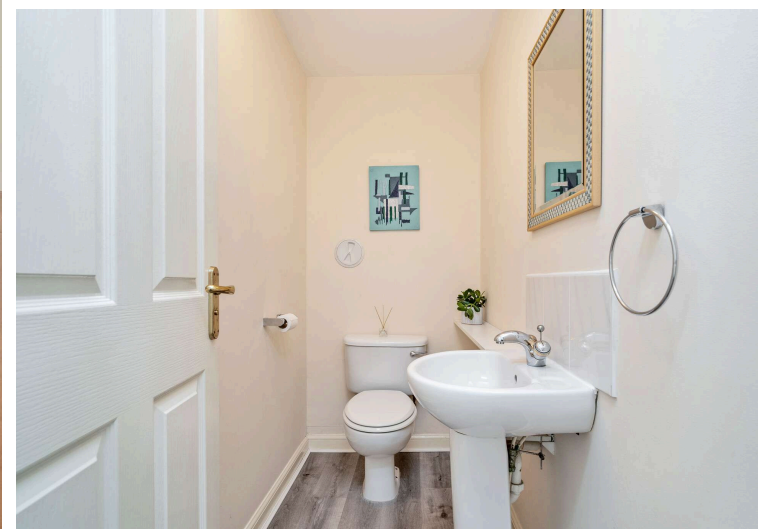


EPC Rating - C



Council Tax Band - E





A separate kitchen is fitted with modern units and integrated appliances as well as space for dining furniture. Also on this level is a single bedroom or study which is perfect for guests or home working, and a WC. The principal bedroom - a comfortable double with built-in wardrobes- is located downstairs along with a contemporary shower room and generous storage cupboard.

Further benefits include double glazing, gas central heating, a secure entry system and access to a well-maintained shared stair with lift. The flat also has its own allocated parking space within the private residents' car park to the rear of the building and there is a communal bike store.

The development is factored by Hacking & Paterson for a monthly cost of approximately £154 which includes buildings insurance.



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## THE LOCAL AREA

Situated within the 'New Town Gardens' conservation area, the property enjoys a prime location in one of Edinburgh's most prestigious postcodes. 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 state-of-the-art St James Quarter.

Nearby Stockbridge offers a unique village atmosphere and a range of excellent independent retailers. 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. Regular bus services run from Dundas Street whilst the tram link and Waverley train station are easily accessible.

## EXTRAS

All blinds, curtains, light fittings, fitted flooring and integrated appliances are included within the sale price. Other items may be available subject to separate negotiation.

**HOME REPORT VALUATION: £340,000**



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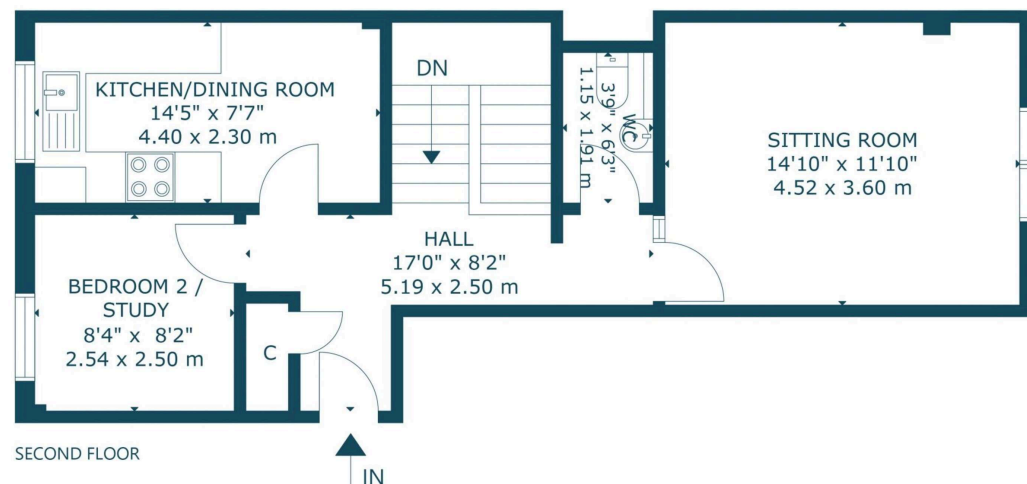
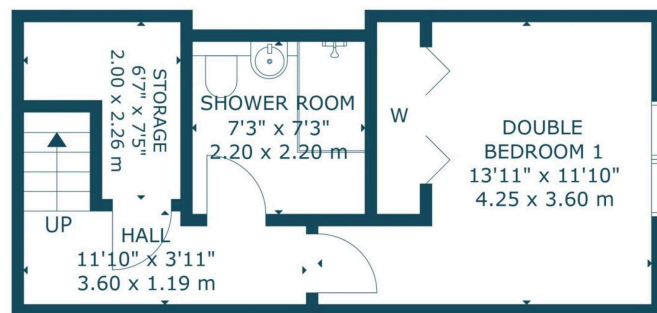




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28/1 FETTES ROW, NEW TOWN, EDINBURGH, EH3 6RL  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 849 SQ FT / 79 SQ M  
All measurements and fixtures including doors and windows are  
approximate and should be independently verified.  
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## 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.