

COULTERS[©]

2/3 DARNAWAY STREET

NEW TOWN, EDINBURGH, EH3 6BG

 4 BED  2 BATH  2 PUBLIC



TAKE A LOOK INSIDE

A truly distinguished residence in the heart of Edinburgh's New Town, 2/3 Darnaway Street occupies an elevated top-floor position in a handsome Georgian terrace and enjoys sweeping open outlooks across the city. This substantial A-Listed four-bedroom apartment combines period elegance with excellent proportions and represents a rare opportunity for someone keen to undertake full renovation to restore or reimagine its potential.

Adding to its character, the property was for many decades home to Professor Peter Higgs, the Nobel Prize-winning physicist whose pioneering theories led to the discovery of the Higgs boson, fundamentally reshaping our understanding of the universe.

A particularly generous reception hallway, distinguished by archways and flagstone flooring, provides an elegant entry to the property and also offers space for dining. The magnificent sitting room is one of the home's most impressive spaces, with twin astragal-sash windows and working shutters, a handsome marble fireplace, and an elegant curved wall enhancing its sense of grandeur. Positioned to the rear, the spacious kitchen and dining room provides an excellent setting for everyday living and entertaining, with ample scope to reconfigure or enhance to meet modern expectations.

The accommodation offers four bedrooms in total, all enjoying the expansive proportions typical of New Town flats. The principal bedroom is further complemented by a contemporary en suite shower room featuring underfloor heating, while the remaining rooms are served by an additional bathroom and a separate WC.



KEY FEATURES



Substantial top floor flat with open outlooks.



Excellent opportunity for full renovation.



Exceptional period features & proportions.



Permit parking available on street.



Access to Queen Street Gardens West.



Highly desirable New Town location.

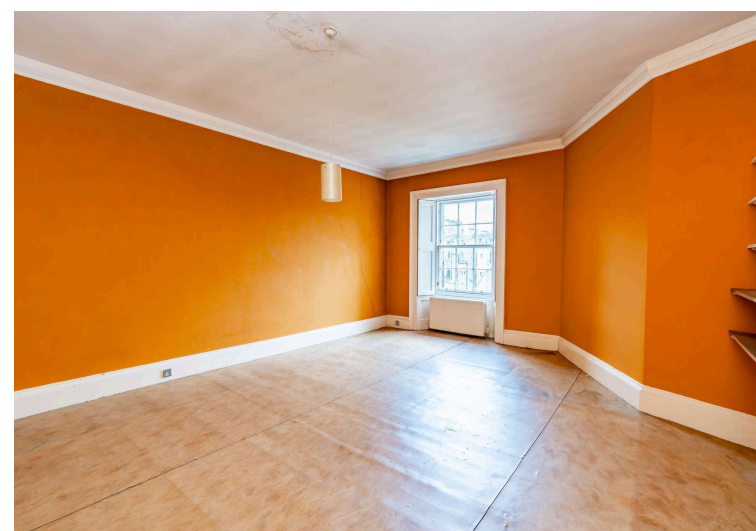


EPC Rating - C



Council Tax Band - G





Excellent built-in storage is provided throughout, with several cupboards conveniently positioned off the main halls, and there is also a cellar that comes with the property..

Owners benefit from access to the beautifully maintained Queen Street Gardens West, a private garden for local residents laid out with sweeping lawns, mature trees and peaceful pathways. Offering a rare sense of seclusion and tranquility in the very heart of the city, it provides an exceptional green space right on the doorstep – ideal for enjoying a quiet escape from urban life. An annual subscription fee of approximately £185 is payable to the factors, Cowiesburn. On-street permit parking is also available to residents.

The property is fitted with gas central heating and single-glazed sash and case windows.





THE LOCAL AREA

Darnaway Street enjoys a prestigious position in Edinburgh's New Town, a UNESCO World Heritage Site and conservation area. Tucked away on a handsome Georgian terrace, it offers a peaceful setting while remaining just a short walk from the city centre. George Street, Princes Street and St James Quarter are all within easy reach, providing excellent shopping, dining and leisure opportunities. Nearby Dundas Street and Stockbridge offer a vibrant mix of independent boutiques, cafés and restaurants, adding to the appeal of this sought-after location.

Cultural attractions are close at hand, including the Scottish National Portrait Gallery, the Playhouse Theatre and a choice of cinemas. For recreation, residents have easy access to Inverleith Park, the Royal Botanic Garden and the Water of Leith Walkway, while a number of health clubs and gyms are also available within walking distance. Everyday shopping needs are well catered for with local supermarkets and delicatessens, alongside a Waitrose a short distance away in Comely Bank.

Transport links are superb, with Edinburgh Waverley Station and the St Andrew Square bus station within walking distance, while the tram network provides swift connections across the city, including direct access to Edinburgh Airport.

EXTRAS

All light fittings, fitted floor coverings and white goods are included in the sale price.

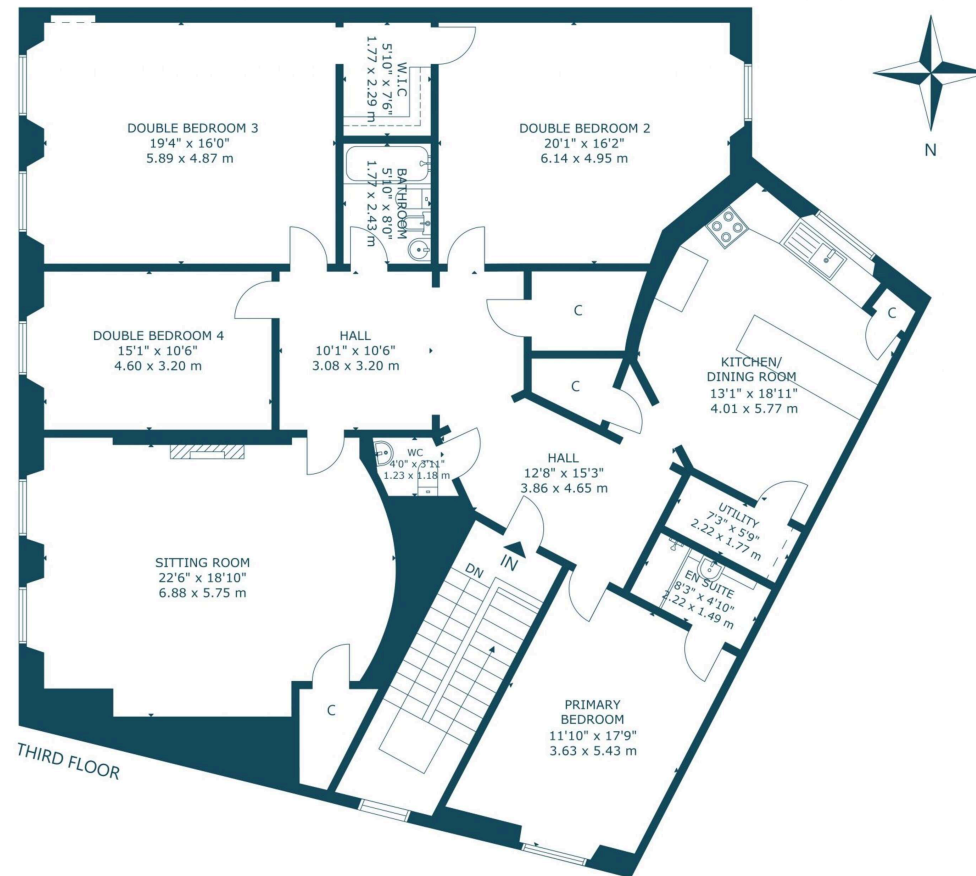
HOME REPORT VALUATION: £850,000





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2/3 DARNAWAY STREET, EDINBURGH, EH3 6BG
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2,282 SQ FT / 212 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.