

COULTERS[©]

FLAT 2, 59 MELVILLE STREET

NEW TOWN, EDINBURGH, EH3 7HL

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Flat 2, 59 Melville Street is a beautifully bright and elegant top-floor apartment, forming part of a grand Georgian townhouse in Edinburgh's prestigious West End. This exceptional property combines period charm with modern comfort, offering a well-proportioned and comfortable living space in one of the city's most desirable neighbourhoods.

KEY FEATURES



Bright top floor flat.



Two spacious double bedrooms.



Located in Edinburgh's highly desirable West End.



On street permit parking.



Within a short walk of local shops and the city centre.



Within close proximity of a tram station.



EPC Rating - C



Council Tax Band - E



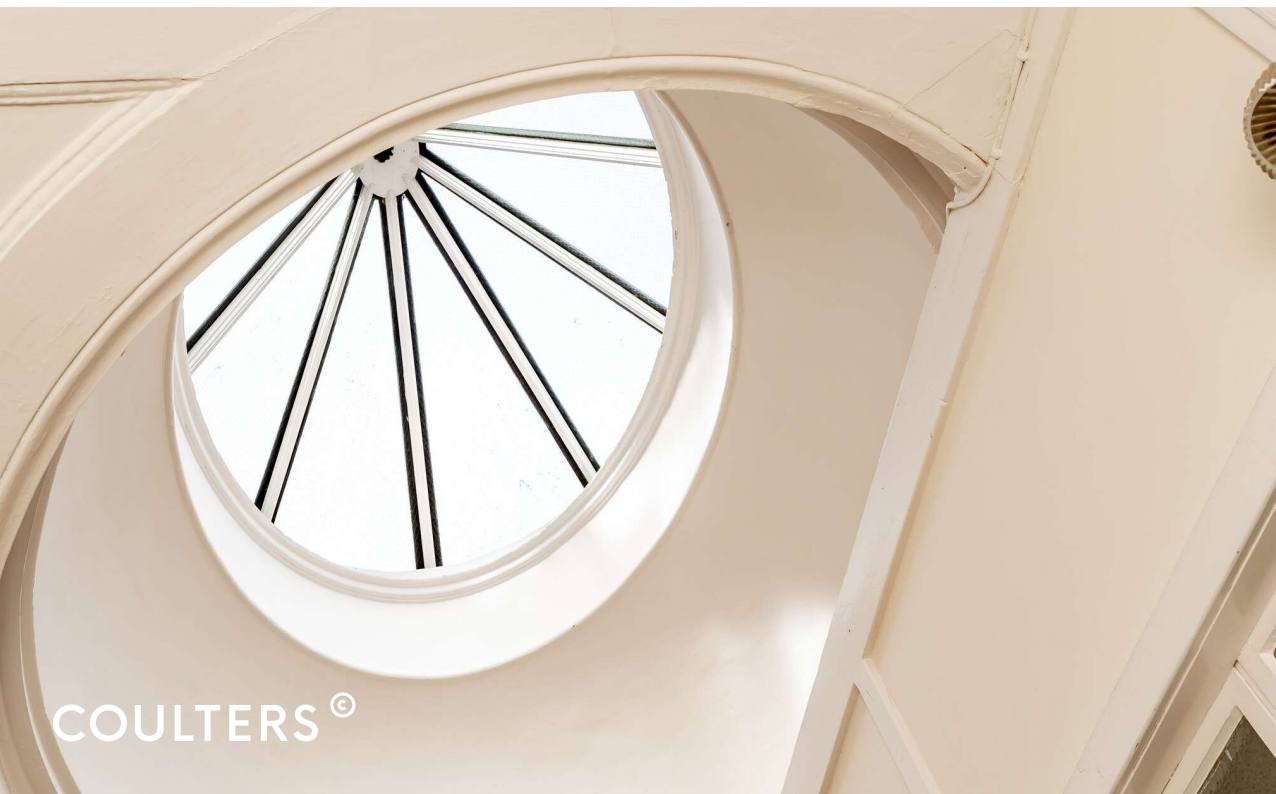


As you step inside, the property immediately impresses with its sense of light and space. The accommodation comprises two generous double bedrooms, offering a calm and comfortable atmosphere. The fully tiled bathroom is generously proportioned, with a bath and overhead shower. At the heart of the home is the spacious living room with feature fireplace - a warm and inviting space ideal for both relaxing evenings and entertaining guests. Large sash-and-case windows allow sunlight to pour in, highlighting the property's original features. The kitchen has ample cupboard and surface space, and comes with views to the rear of the property.



THE LOCAL AREA

This property occupies a tranquil position in Edinburgh's desirable West End conservation area. This highly sought after neighbourhood combines historic architectural splendour with vibrant modern living just minutes from Princes Street and George Street. The surrounding area offers an exceptional array of stylish bars, restaurants, bustling cafés, and traditional pubs. Atholl Crescent tram stop is just a three minute walk away, providing quick links to Edinburgh Airport, or east, through the city centre and down to Newhaven. Haymarket's transport hub is also a short walk away and offers services across Scotland and a direct service to London.



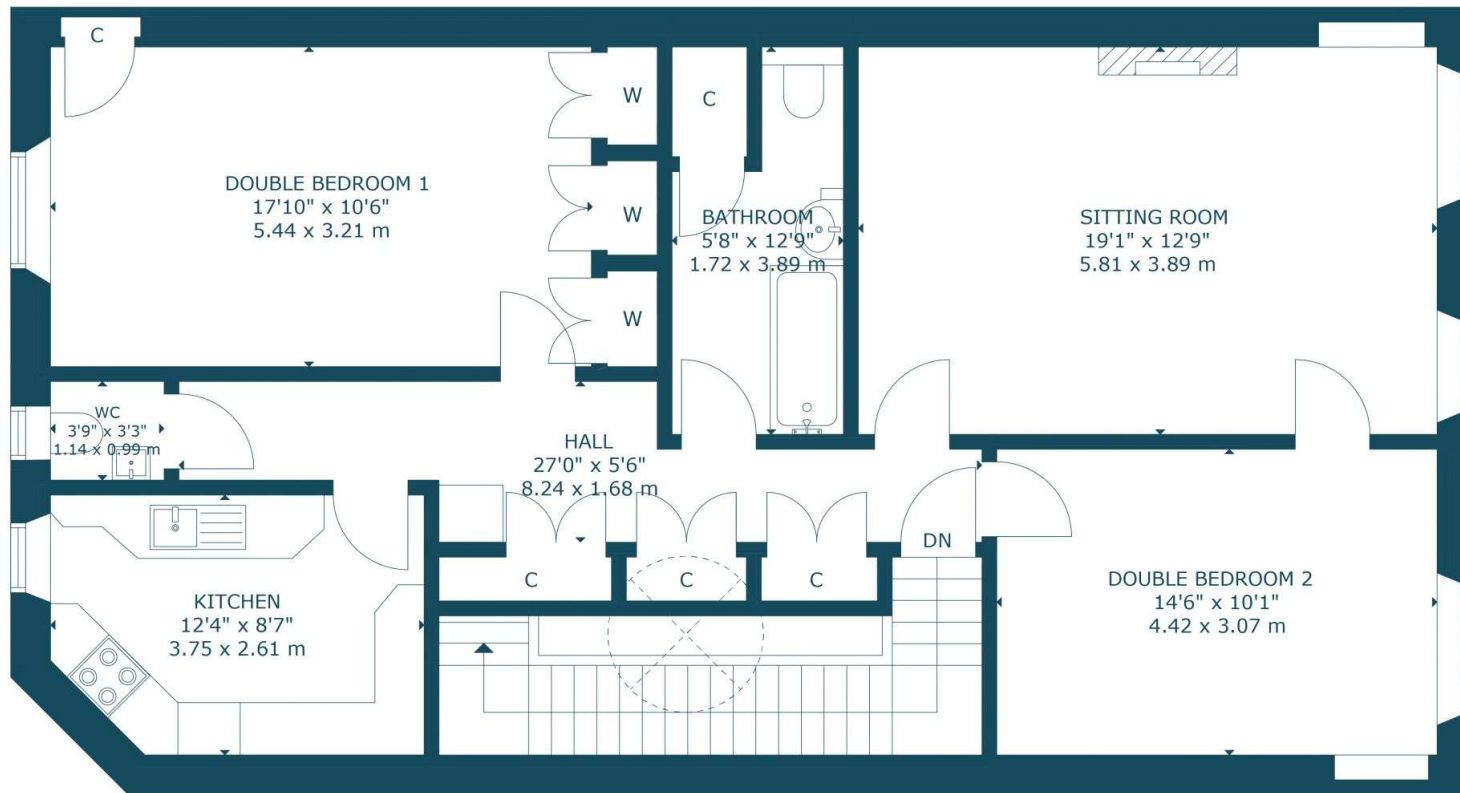
The property lies within the catchment area for Tollcross Primary School and James Gillespie's High School with private schooling options including The Edinburgh Academy, Fettes College and Erskine Stewarts Melville Schools are in close proximity.

EXTRAS

All light fittings, floor coverings and kitchen appliances are included in the sale price.

HOME REPORT VALUATION: £420,000





FLAT 2, 59 MELVILLE STREET, NEW TOWN, EDINBURGH, EH3 7HL

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY APPROXIMATE GROSS INTERNAL AREA 1,060 SQ FT / 99 SQ M

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

Copyright © Nest Marketing www.nest-marketing.co.uk

GET IN TOUCH



www.coultersproperty.co.uk



0131 603 7333



enquiries@coultersproperty.co.uk

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.