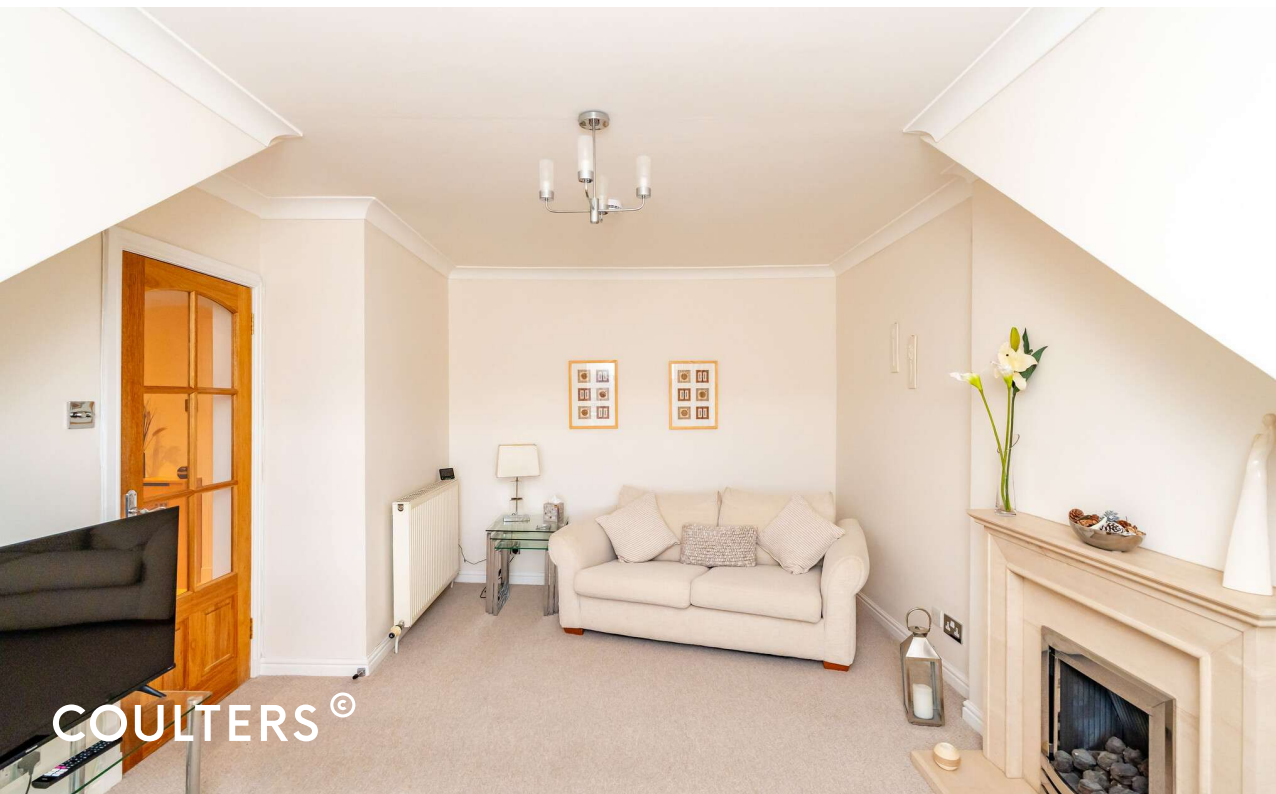


COULTERS®

37A, FLAT 7 THISTLE STREET

NEW TOWN, EDINBURGH, EH2 1DY

 1 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

37A (Flat 7) Thistle Street occupies a top-floor position within a handsome B-listed Georgian building in Edinburgh's New Town Gardens conservation area. Presented as a well-proportioned one-bedroom apartment, it will appeal to professionals, couples or buy-to-let investors seeking a central city base with superb local amenities on the doorstep.

KEY FEATURES



Traditional third/top-floor flat.



Charming B-Listed building.



Good-sized double bedroom with built-in storage



Permit parking available.



Highly central location close to transport links.



Top rated bars & restaurants close by.



EPC Rating - C



Council Tax Band - C



The accommodation is arranged off a central hallway which provides direct access to all rooms. A generous sitting room with a coal effect gas fire, offers a comfortable main reception space with good natural light. There is a separate fitted kitchen with space for dining. The double bedroom is well-sized and features integrated mirrored wardrobes, while a practical shower room and large storage cupboard complete the layout.

The property is fitted with gas central heating and double glazing. A secure entry system provides access to the building and permit parking is available on the street.



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, St James Quarter, and Multrees Walk at St. Andrew Square, while Princes Street is lined with all the top name High Street 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. 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 runs from nearby all the way to the airport and Waverley Station is conveniently close.

EXTRAS

The blinds, curtains, light fittings, floor coverings and white goods are included in the sale price. Other items may be available subject to negotiation.

HOME REPORT VALUATION: £280,000



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THIRD FLOOR

37A, FLAT 7, THISTLE STREET, NEW TOWN, EDINBURGH, EH2 1DY
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 591 SQ FT / 55 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.