

COULTERS[®]

28/3 GAYFIELD SQUARE

NEW TOWN, EDINBURGH, EH1 3PA

 4 BED  2 BATH  2 PUBLIC



TAKE A LOOK INSIDE

This impressive second-floor apartment is situated on an elegant square in Edinburgh's prestigious New Town, a UNESCO World Heritage Site and conservation area. Forming part of an A-Listed Georgian building (circa 1808), the property boasts a classical façade and a leafy outlook over the attractive public gardens of Gayfield Square. Throughout, the interior design is exceptional, blending fine period character with contemporary design, offering an outstanding city home just moments from vibrant Broughton Street and St James Quarter.

KEY FEATURES



Elegant second floor flat on Gayfield Square.



Four bedrooms, one with en suite.



Beautiful outlook over Gayfield Square Garden.



Permit parking available.



Excellent public transport links.



Less than 10 minute walk to St James Quarter.



EPC Rating - C



Council Tax Band - F



The apartment enjoys a bright east-west aspect, ensuring wonderful natural light throughout the day. A particular highlight is the kitchen dining space, designed with entertaining in mind, featuring bespoke cabinetry, a Quooker water tap, and ample room for hosting.

The sitting room exudes elegance with a marble fireplace housing a wood-burning stove, working window shutters, and stripped and sanded timber floors that continue throughout much of the property.





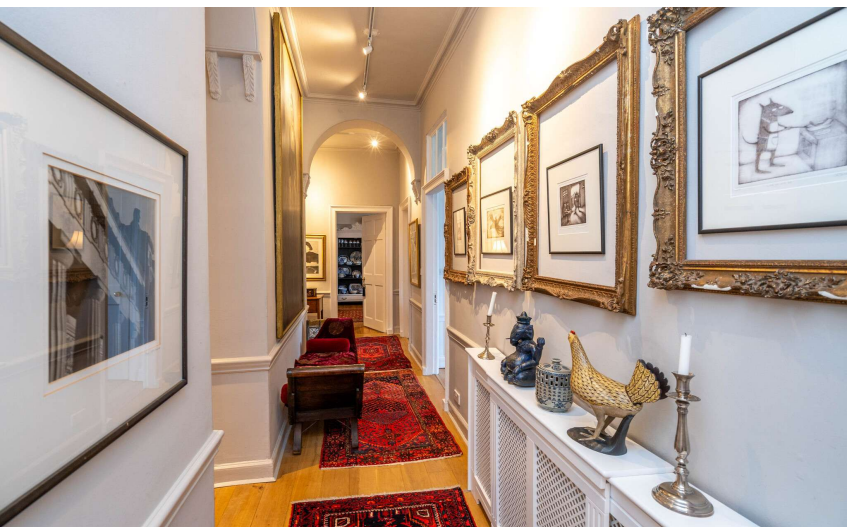
MORE INFORMATION

The versatile accommodation includes four bedrooms. The principal bedroom benefits from a recently replaced en suite shower room, while the main bathroom features a luxurious bath, ideal for relaxation. The second bedroom, currently used as an informal sitting room, also features a wood-burning stove, providing a cosy retreat. There is a further double bedroom with generous built-in wardrobes and a fourth bedroom or study with raised platform bed or mezzanine storage. Offering great convenience, the utility room off the hall houses a sink and space for both washer and dryer.

Heating and hot water are provided by a gas central heating system. The traditional sash and case windows have recently been painted along with the communal stair which is immaculately kept.

To the front of the property, Gayfield Square Garden, with its expansive grassy areas, beautiful mature trees and seating, provides a lovely space for residents and is the setting for various get together events organised by Gayfield Square Residents Association.

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





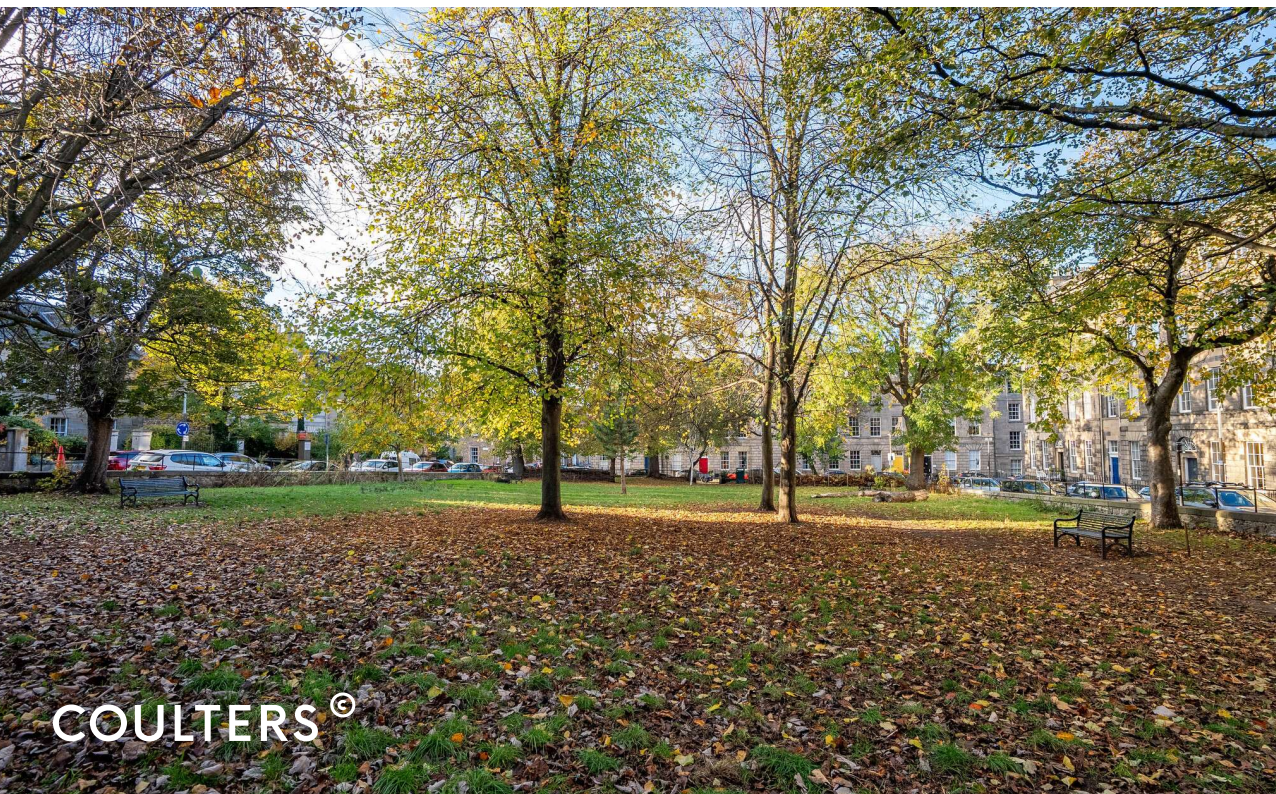


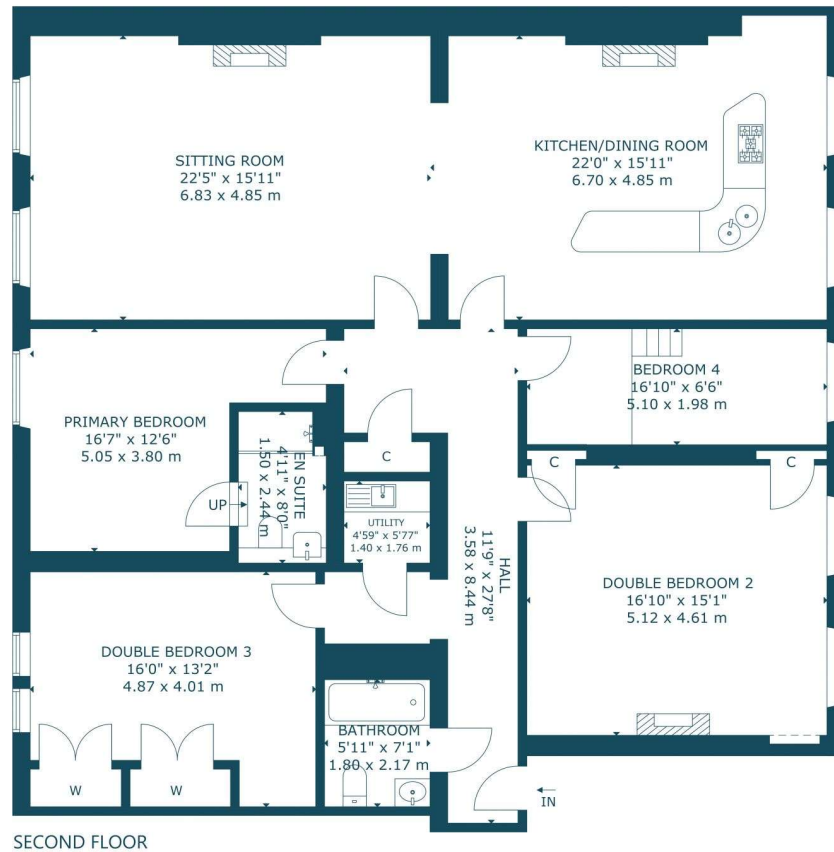
THE LOCAL AREA

Gayfield Square enjoys a desirable location with a host of amenities on its doorstep. Within walking distance of the City Centre, St James Quarter and Broughton Street, there are excellent leisure, retail and dining experiences to enjoy: the Playhouse Theatre hosting London West-End musicals and acts, the Everyman and Vue cinemas, health & fitness facilities, independent shops and international retailers and restaurants to suit every taste. Everyday shopping needs are well served whether by award-winning deli Valvona & Crolla, the local fishmonger, butcher and greengrocer or branches of national supermarkets. The area offers a host of green spaces including the lovely park at the centre of Gayfield Square, nearby Calton Hill, Holyrood Park and the network of 'green paths' giving access to the Water of Leith Walkway. An ideal location for superb transport links, Edinburgh Waverley Train Station and Edinburgh Bus Station are both a short walk away and the trams and buses on nearby Leith Walk offer access to other parts of the city and Edinburgh International Airport.

EXTRAS

All fitted flooring, light fittings and white goods are included in the sale price. Please note that other items may be available through separate negotiation.





SECOND FLOOR

28/3 GAYFIELD SQUARE, NEW TOWN, EDINBURGH, EH1 3PA
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,860 SQ FT / 173 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.