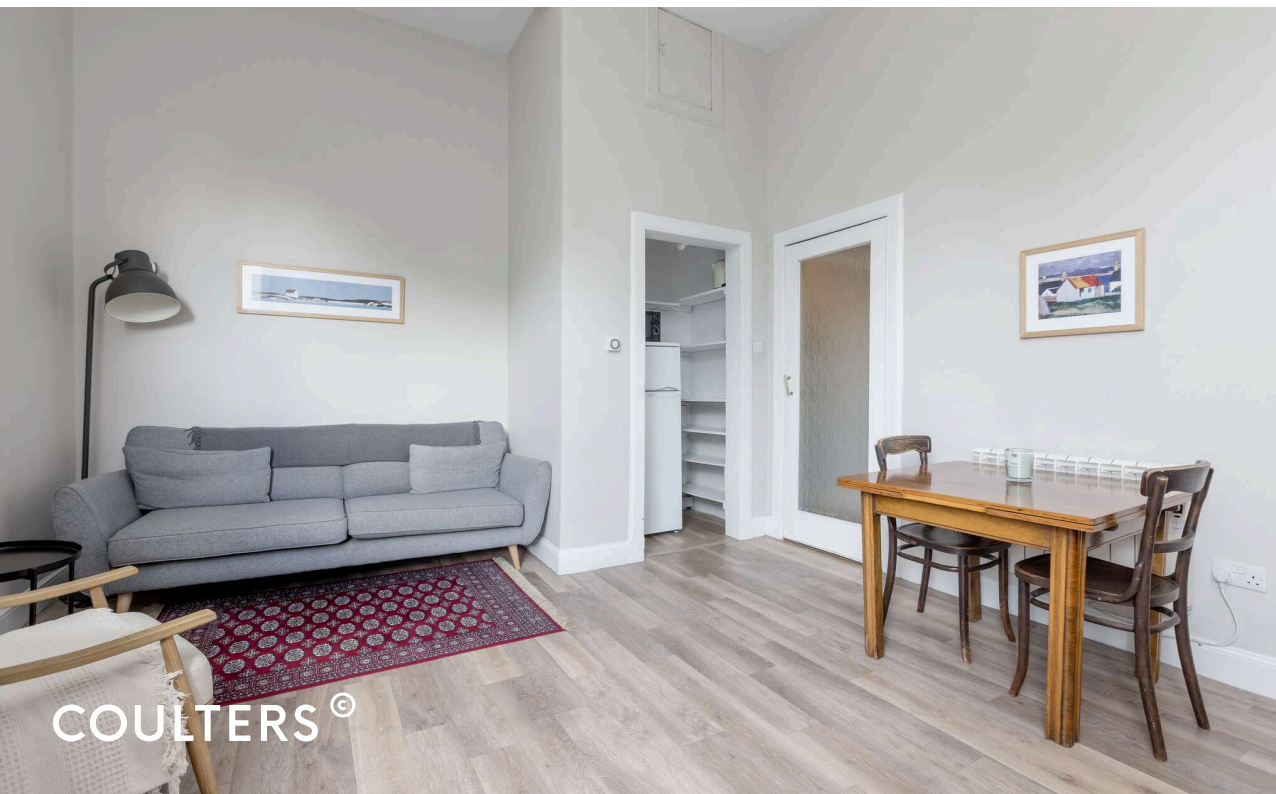


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# 7/3 CORNWALLIS PLACE

NEW TOWN, EDINBURGH, EH3 6NG

2 BED 1 BATH 1 PUBLIC



## TAKE A LOOK INSIDE

Tucked away, on the edge of Edinburgh's historic New Town is the delightful, stone built 7/3 Cornwallis Place. The home offers period features, elegantly combined with spacious, attractive and well-presented accommodation and can be used as either a large one double bedroom flat, or two double bedrooms depending on requirements.

The open plan kitchen/dining/sitting room is spacious and airy, with a lovely outlook towards the rear of the property, across to the shared garden. There is plenty of space for a comfortable seating area, in addition to a lounge area.

## KEY FEATURES



Well presented, spacious and bright 2nd floor Georgian flat.



Two double bedrooms, plus box room.



Attractive shared garden to the rear.



Residents' permit holder parking.



Located on the edge of the New Town, within walking distance of the city centre.



An array of local shops and amenities nearby.



EPC Rating - D



Council Tax Band - D



A contemporary kitchen has been fitted at one end of the room, with smart blue base mounted cabinetry and wood effect worktops. Additional stylish, but also practical shelving has been fitted above. The kitchen appliances comprise: Electric cooker, extractor hood and washing machine. A handy store cupboard is located in the corner, housing the fridge/freezer. With an outlook to the front of the property, the airy, generously proportioned bedroom has a beautiful fireplace, which creates an appealing focal point in the room. Overhead, there is decorative cornice work and a picture rail, whilst underfoot there is carpet. A boxroom/office is located off. A second double bedroom is situated to the rear of the building with a charming mantelpiece in the corner. A shower room (with large enclosure and electric shower, WC and wash hand basin) completes the internal accommodation. Heating and hot water are electric. To the rear of the building is an attractive south west facing shared garden, mainly laid with lawn. Residents' permit holder and metered parking is available on the street outside.





## THE LOCAL AREA

Cornwallis Place enjoys a prime position on the edge of Edinburgh's New Town, a UNESCO World Heritage Site and conservation area.

It is a short walk from from St James Quarter, Multrees Walk, Princes Street, and George Street. There are exceptional bars and restaurants right on the doorstep whilst theatres, cinemas, galleries, and Edinburgh's globally renowned cultural attractions are all in easy reach, from The Playhouse and The Scottish National Portrait Gallery to The Everyman Cinema and Scott Monument. Fantastic recreational opportunities within walking distance include Nuffield Gym at the Omni Centre and Bannatyne's Health Club on Queen Street.

The area offers a host of green spaces including The Royal Botanic Garden, Inverleith Park and the Water of Leith Walkway. Daily shopping needs are met by the many high street and independent local supermarkets and delis, whilst larger stores such as the Tesco at Canonmills are also nearby.

An ideal location for superb transport links, Edinburgh Waverley Train Station and bus station are both within walking distance and the trams offers direct access Edinburgh Airport and down to the coast at Newhaven.

## EXTRAS

All integrated appliances, the washing machine, light fittings, blinds, curtains and fitted flooring are included in the sale price. Other items may also be available via separate negotiation.



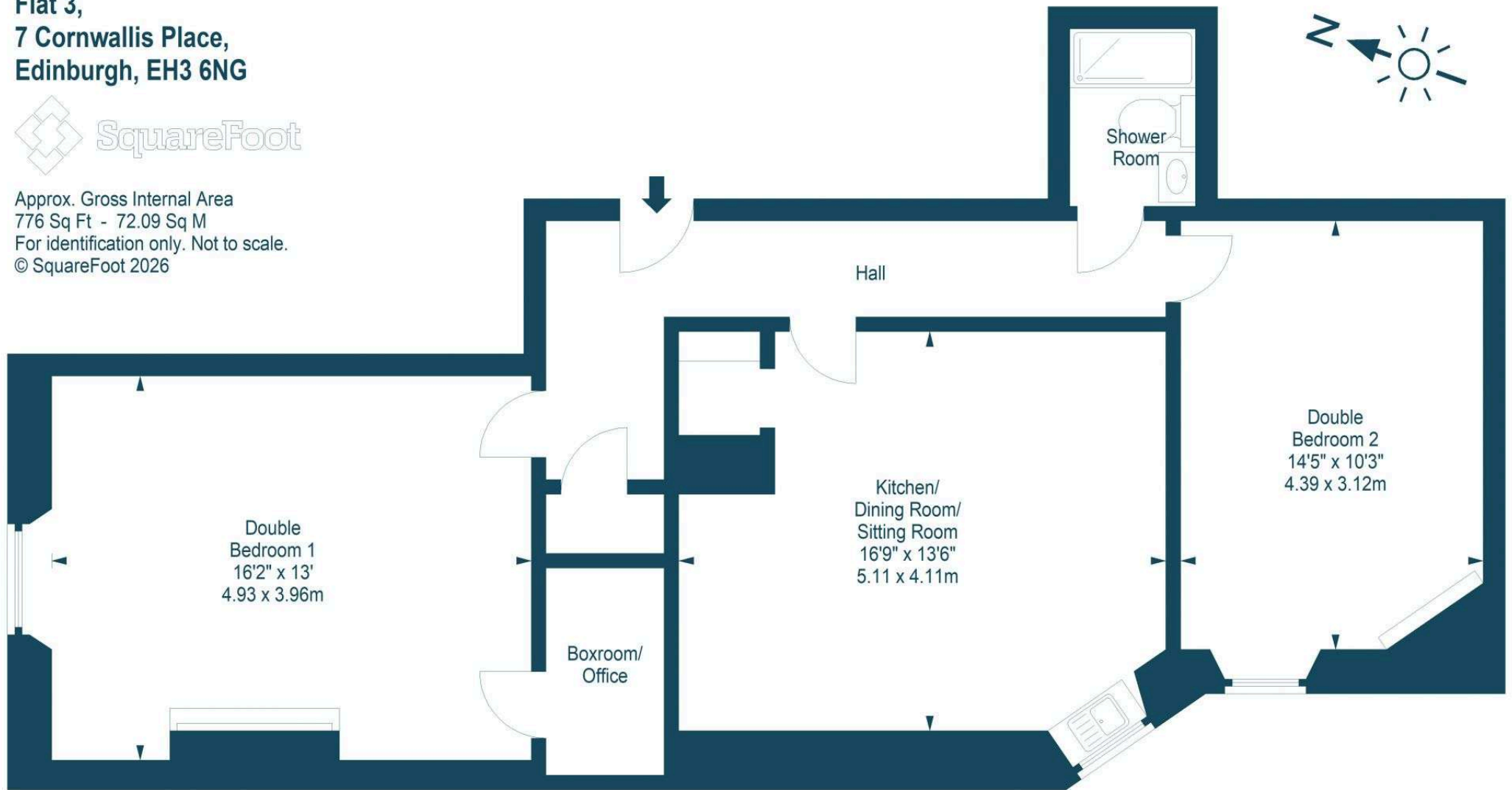


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**Flat 3,  
7 Cornwallis Place,  
Edinburgh, EH3 6NG**



Approx. Gross Internal Area  
776 Sq Ft - 72.09 Sq M  
For identification only. Not to scale.  
© SquareFoot 2026



Second Floor

## 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.