

COULTERS ©

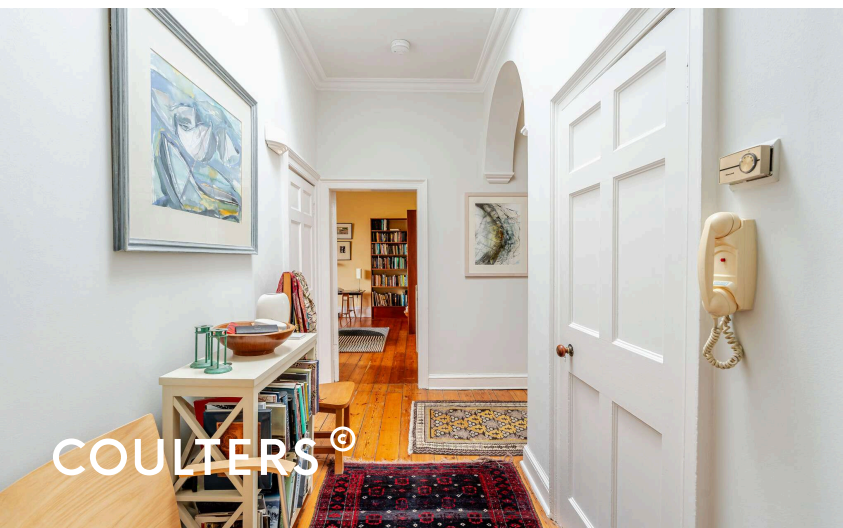
26/4 NELSON STREET

NEW TOWN, EDINBURGH, EH3 6LJ

 3 BED

 1 BATH

 1 PUBLIC



TAKE A LOOK INSIDE

26/4 Nelson Street is a beautifully presented and generously proportioned top floor apartment forming part of an elegant A-Listed Georgian tenement in the heart of Edinburgh's prestigious New Town. Occupying a peaceful position with attractive outlooks and an abundance of natural light throughout, the property enjoys open views to both the front and rear, including lovely sunsets from the rear-facing rooms.

The accommodation is entered via a spacious welcoming hallway which benefits from two large storage cupboards, one of which houses the washing machine. To the front, the elegant twin-windowed sitting room enjoys pleasant open outlooks over Drummond Place Gardens and features an attractive fireplace, creating a wonderful focal point within the room. The fitted kitchen offers ample storage and integrated appliances, alongside space for a breakfasting dining table.

KEY FEATURES



Beautifully bright top floor flat.



Highly desirable New Town location.



Two large double bedrooms plus box bedroom.



Permit parking available.



Short walk to Stockbridge, George Street & Princes Street.



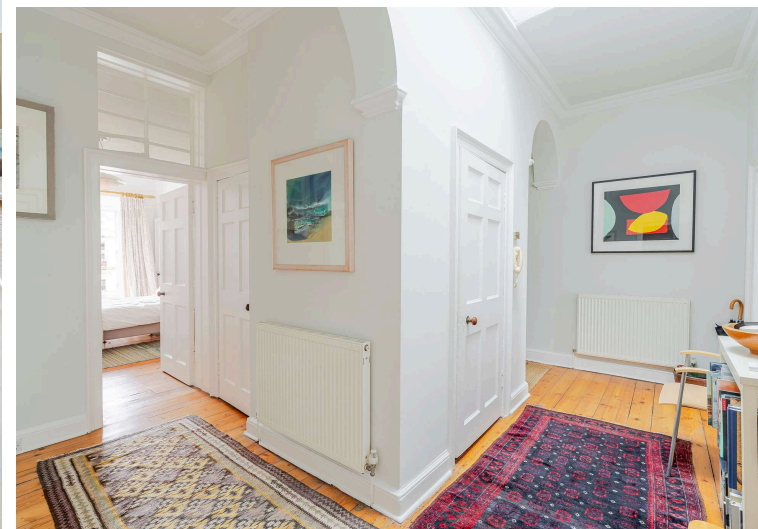
Wonderful shops, cafes & restaurants in the area.



EPC Rating - C



Council Tax Band - F



There are two generous double bedrooms, including an exceptionally spacious room currently utilised as a dining room, offering excellent flexibility depending on a purchaser's requirements. A third internal box bedroom, complete with skylight, comfortably accommodates a double bed and would also work well as a home office or guest room. A well-appointed family bathroom completes the accommodation. Further benefits include attractive wood flooring throughout much of the property, excellent storage and access to an external cellar providing valuable additional storage space. The property has gas central heating and single glazed sash and case windows, with most having working shutters.

Permit parking is widely available on the street. Keys are available to Queen Street Gardens upon application for an annual subscription fee.





THE LOCAL AREA

Nelson Street enjoys a prime position in Edinburgh's New Town, a UNESCO World Heritage Site and conservation area. A quiet residential street, it is only a short walk from Princes Street, George Street and the St James Quarter. There are exceptional bars and restaurants nearby whilst theatres, cinemas, galleries, and Edinburgh's globally renowned cultural attractions are all in easy reach, from the Scottish National Gallery and the Portrait Gallery to the Everyman Cinema, Playhouse 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. The lively neighbourhood of Stockbridge is a short walk with many independent local shops and restaurants, the renowned Sunday market and high street stores such as a large Waitrose at nearby Comely Bank. An ideal location with superb transport links, Edinburgh Waverley Train Station and the main bus station are both within short walking distance and the trams offer direct access to Edinburgh Airport and down to Newhaven.

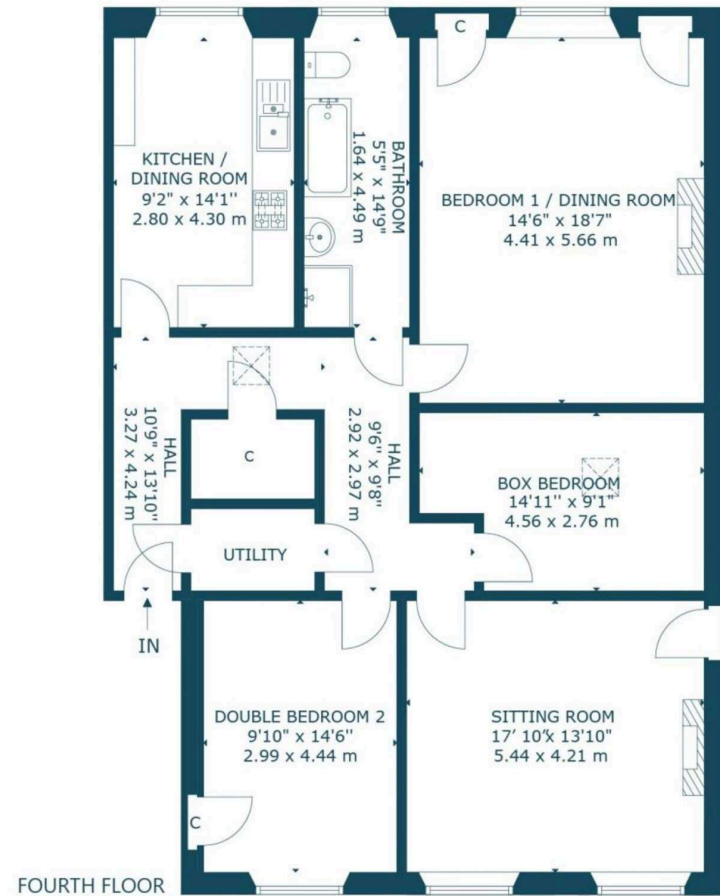


EXTRAS

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

HOME REPORT VALUATION: £550,000





26/4 NELSON STREET, NEW TOWN, EDINBURGH, EH3 6LJ
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,270 SQ FT / 118 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.