

COULTERS[©]



4/5 MELVILLE PLACE

WEST END, EDINBURGH, EH3 7PR

 2 BED  1 BATH  2 PUBLIC



TAKE A LOOK INSIDE

Situated on the third floor of a handsome A-listed tenement in Edinburgh's prestigious West End, this beautifully presented two-bedroom apartment seamlessly combines elegant period architecture with high quality contemporary finishes. Extending to over 1,340 sq ft, the property is characterised by exceptionally generous proportions, an abundance of natural light and a wealth of original features including sash and case windows, working shutters, original timber flooring and impressive fireplaces.

The stunning central reception hall immediately sets the tone for the home. Flooded with natural light from a beautiful circular skylight above, this welcoming space is a striking feature in its own right, creating a wonderful first impression while providing access to all principal rooms.

To the front, the magnificent sitting room enjoys an open outlook across Randolph Crescent and its private gardens. A large sash and case window fills the room with natural light, whilst an elegant fireplace incorporating a wood burning stove creates a superb focal point. Rich timber flooring, cornicing and generous proportions make this a warm and inviting reception room for both everyday living and entertaining. A separate study lies adjacent, also benefiting from an attractive rooftop outlook and offering an ideal space for home working.

KEY FEATURES



Particularly charming, Georgian top floor flat.



Two spacious double bedrooms plus a study.



Located in Edinburgh's highly desirable West End.



EPC Rating - C



Beautifully presented with elegant period features.



Wonderful views across Randolph Crescent & gardens.



Permit parking available.



Council Tax Band - E



The kitchen/dining room has been thoughtfully designed with an excellent range of classic shaker-style cabinetry, extensive timber worktops and a Belfast sink. Integrated appliances include a gas hob, eye-level oven, dishwasher, wine fridge and fridge/freezer, whilst a large rooflight overhead makes this a bright space for both cooking and dining.

The principal bedroom is a generous retreat with a beautiful curved wall reflecting the building's elegant Georgian architecture. The second bedroom is a well-proportioned double box bedroom with circular skylight. A contemporary bathroom with shower over the bath completes the internal accommodation.

The apartment is fitted with gas central heating and the building has a secure entry system.

Residents permit parking is available on street.





THE LOCAL AREA

Melville Place is positioned within Edinburgh's UNESCO World Heritage Site and the New Town Conservation Area. The immediate surroundings offer an enviable balance of peaceful residential living and exceptional city convenience. Just moments from the property are the cafés, restaurants, wine bars and independent businesses of William Street, Stafford Street and Queensferry Street, while the cosmopolitan amenities of Princes Street and George Street are all within a comfortable walk.

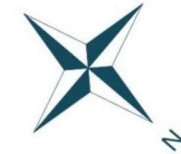
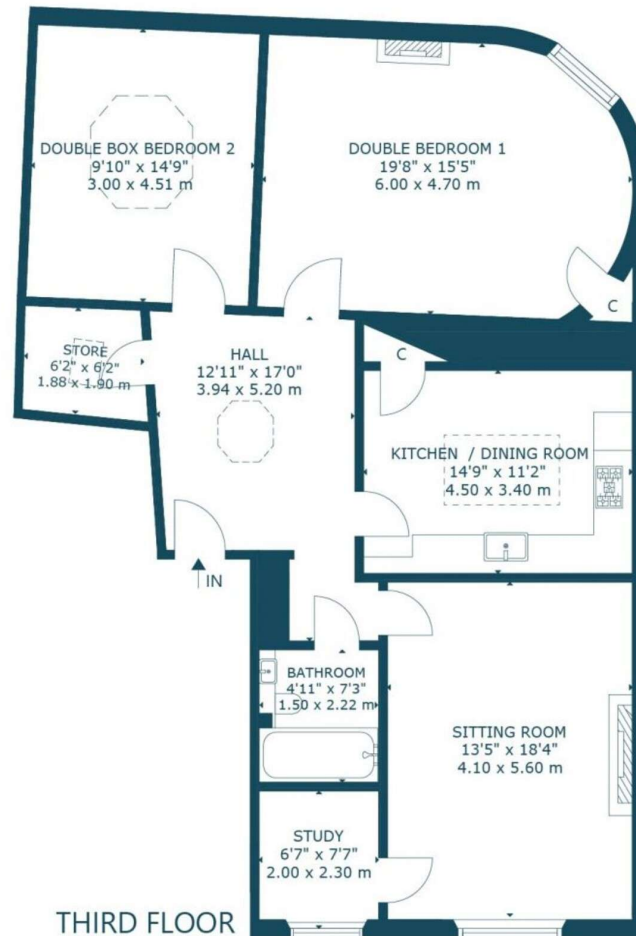
Residents also enjoy easy access to the picturesque Water of Leith Walkway, Dean Village and popular Stockbridge, where an excellent selection of independent boutiques, cafés and the popular Sunday Market can be found. Haymarket Station, Edinburgh Trams and numerous bus services are all nearby, offering excellent transport links throughout the city and direct connections to Edinburgh Airport.

EXTRAS

All curtains, blinds, light fittings, fitted flooring coverings and integrated appliances are included in the sale price. Other items may be available subject to separate negotiation.







THIRD FLOOR

4 - 5 MELVILLE PLACE, WEST END, EDINBURGH, EH3 7PR
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,342 SQ FT / 125 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.