










Offers Over  
**£365,000**

## 12/1 Perth Street

New Town | Edinburgh | EH3 5DP

An excellent opportunity has arisen to acquire this impressive and well-proportioned ground floor flat, forming part of a charming traditional tenement. Boasting a private front garden, the property is quietly positioned on the edge of the highly desirable New Town district, within easy reach of the city centre and a wide range of superb amenities, reputable schooling, and convenient commuter links.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Zoned Parking
-  Private Front & Communal Rear Gardens
-  EPC Rating – D
-  Council Tax Band - D



## Description

The accommodation briefly comprises a secure entry system and a welcoming entrance hallway with useful storage, complemented by original wooden flooring extending through most rooms. There is a bright and spacious bay-windowed reception room featuring a fireplace, alongside a fitted kitchen offering a range of base and wall-mounted units, with a door providing access to the rear garden. The well-proportioned principal bedroom benefits from large fitted wardrobes and an additional cupboard, while the versatile second bedroom is also generously sized and includes a fitted cupboard. The bathroom is fitted with a three-piece suite and a shower over the bath. Further benefits include gas central heating, partial double glazing and good storage provision.



## Extras

All fitted floor coverings will be included in the sale together with the cooker, dishwasher, fridge/freezer and washing machine.

## Gardens & Parking

There is a sunny private garden located to the front and the well maintained large communal garden to the rear is laid mainly to lawn and offers the perfect haven for outside dining and relaxing. Parking in the area is by way of residents zoned permit and meter.

## Viewing

By appointment through Neilsons (0131 625 2222).





## Location

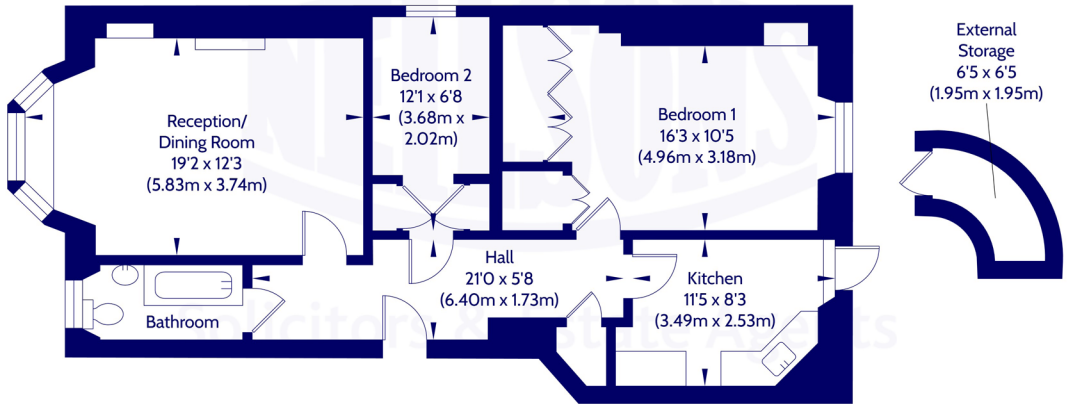
Perth Street is quietly positioned within the heart of Edinburgh's prestigious New Town, which boasts some of the capitals most impressive traditional architecture and is within easy walking distance of the city centre. There are an excellent range of specialist shops, supermarkets, cafes, bars and restaurants in the immediate area and all of Princes Street and George Streets extensive amenities are close at hand. The nearby districts of Inverleith and Stockbridge are within close proximity offering a great selection of boutique shops, bistros, bars and cafes. There are an abundance of leisure activities on the door step including some of central Edinburgh's wonderful Art Galleries and Museums, the Water of Leith walkway, The Royal Botanic Gardens and Inverleith Park. Excellent bus services link to many parts of the City and beyond including Waverley Train Station and Edinburgh International Airport.





Approx. Gross Internal Floor Area 74 Sq M / 793 Sq Ft.

## Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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