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Nestled in the heart of the UNESCO World Heritage Georgian New Town seconds from Princes Street and the excellent amenities the city centre has to offer is this immaculately presented, spacious second floor apartment.

The accommodation comprises a welcoming entrance hallway with two deep storage cupboards, a bright twin windowed lounge with generous dining and living space and a stylish curved wall, a contemporary kitchen with attractive units, an exquisite bathroom with shower over bath and set to the rear of the building there are two large double bedrooms both with built in storage.

- Fine Georgian apartment seconds from Princes Street
- Heart of New Town location one of the city's most exclusive postcodes
- Welcoming hallway with ample storage
- Bright twin windowed lounge flooded with natural light
- Contemporary kitchen with attractive units
- Two large double bedrooms set to the rear of the building
- Stylish bathroom with shower over bath
- Eligible for key to Queen Street Gardens (fee applicable)

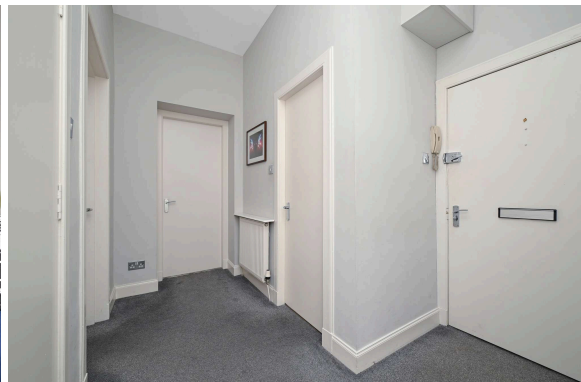
Energy Rating C, Council Tax E

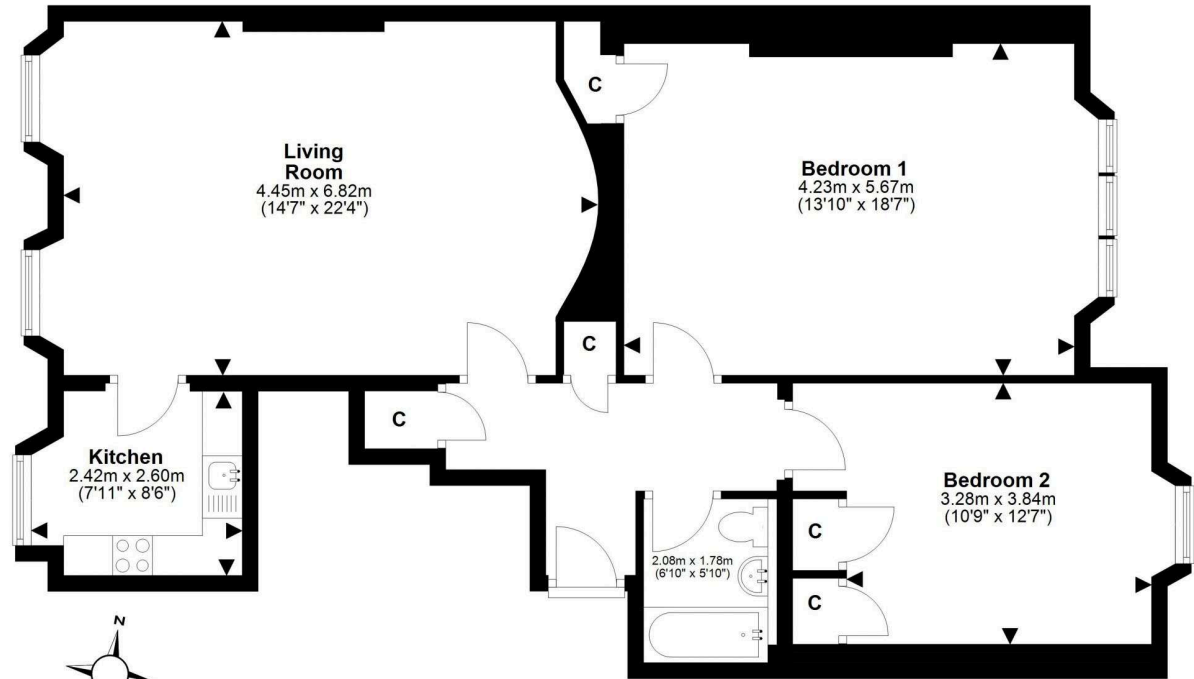
Extras: Fixtures and fittings, all curtains, oven, hob, dishwasher, and washing machine/dryer.
Other items can negotiated separately at point of sale.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Edinburgh's New Town is one of the cities most revered address, seconds from the city centre. The capital's best shopping, museums, galleries and other attractions are all within easy walking distance. Nearby George Street and St. Andrews Square are full of luxury department stores and famous brand name stores, including Harvey Nichols and the new St James' Quarter. The West End Village is home to many other independent boutiques and stores. Local dining includes everything from Michelin-starred restaurants to intimate bistros and pubs. Nearby Princes Street offers a wide variety of high-street shops and supermarkets, while Princes Street Gardens, overlooked by the city's historic castle, is host to attractions all year round (including a yearly Winter Fair and Hogmanay party). Nearby cultural attractions include the Royal Scottish Academy, the Scottish National Gallery and the National Portrait Gallery





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.