



11 (3F3) Perth Street, New Town, Edinburgh, EH3 5DW

Attractive one bedroom top floor flat with box room close to excellent amenities

URQUHARTS
EDINBURGH



DESCRIPTION

11 (3F3) or flat 9 is an attractive one-bedroom top floor flat with box room superbly situated in the heart of the desirable New Town Conservation Area and neighbouring Stockbridge. The property is within walking distance to the city centre, excellent schools and public transport links, and would be a fantastic for professionals, buy to let investment or as a pied-à-terre.

Entrance hall and storage cupboard; bright and spacious bay windowed living room overlooking the front; fitted kitchen with wall & base units, appliances, dining area, pantry and utility area; good-sized double bedroom quietly situated to the rear; and a bathroom with three-piece suite.

ACCOMMODATION

Entrance hall. Living room. Kitchen / Dining room. Double bedroom. Bathroom. Box room.

Gas central heating. Double glazing. Well-maintained communal rear garden. Residents permit and pay & display on street parking.

LOCATION

Perth Street is situated in the highly desirable residential New Town Conservation Area and Stockbridge within walking distance of Princes Street, George Street, and the West End, making it ideal for business and pleasure. Local shops and cafés cater for everyday needs, with vibrant Stockbridge offering further bistros, bars, cafés, restaurants, boutiques, galleries, and delis. More extensive shopping is available at a Waitrose supermarket at Comely Bank, Tesco Supermarket in Canonmills and Craighleith Retail Park. Recreational amenities in the area include the Water of Leith Walkway, Royal Botanic Gardens, Inverleith Park, Drummond Tennis Club, Glenogle Swim Centre, and National Galleries of Scotland. The St James Quarter with a range of high street shops and restaurants is within walking distance, as well as the Omni Centre and Edinburgh Playhouse. Waverley and Haymarket Railway stations, and Edinburgh Bus Station are all a short walk away, with local buses and trams running across the city and to surrounding areas. Edinburgh City Bypass is accessible, giving access to major motorway networks, Edinburgh International Airport, and the Forth Road Bridge/Queensferry Crossing. There are excellent primary and secondary schools nearby, serving both the state and private sectors.

INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains & blinds, and kitchen appliances.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

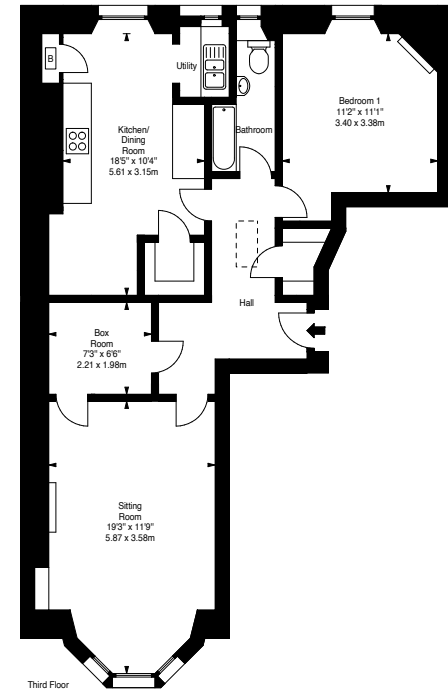
The property has a Council Tax Band **D**

The property has an Energy Rating Category **D**
Tenure Freehold

Flat 9,
11 Perth Street,
Edinburgh,
Midlothian, EH3 5DW



Approx. Gross Internal Area
784 Sq Ft - 72.83 Sq M
For identification only. Not to scale.
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NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.
3. All measurements are approximate and any plans are for guidance only and are not guaranteed.
4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.
5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this

has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.