



FREDERICK STREET

Edinburgh, EH2

ELEGANT NEW TOWN LIVING WITH CHARM AND CHARACTER



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Local Authority: The City of Edinburgh Council

Council Tax band: G

Tenure: Freehold

Offers Over: £475,000



DESCRIPTION

A bright and beautifully presented two bedroom apartment situated in the heart of Edinburgh's city centre, offering well-balanced accommodation, excellent storage and an abundance of character throughout.

The welcoming sitting room is a particularly attractive space, featuring a lovely period fireplace and bespoke built-in bookshelves, creating an elegant focal point and a warm, inviting atmosphere. The open-plan kitchen and dining area is ideal for modern living, providing generous space for both everyday dining and entertaining, complemented by a Rangemaster cooker and ample worktop and storage space.

The property benefits from two well-proportioned bedrooms, excellent storage throughout and a practical layout designed to suit modern lifestyles. The accommodation is further enhanced by a family bathroom and a separate WC, offering additional convenience for both residents and guests.





LOCATION

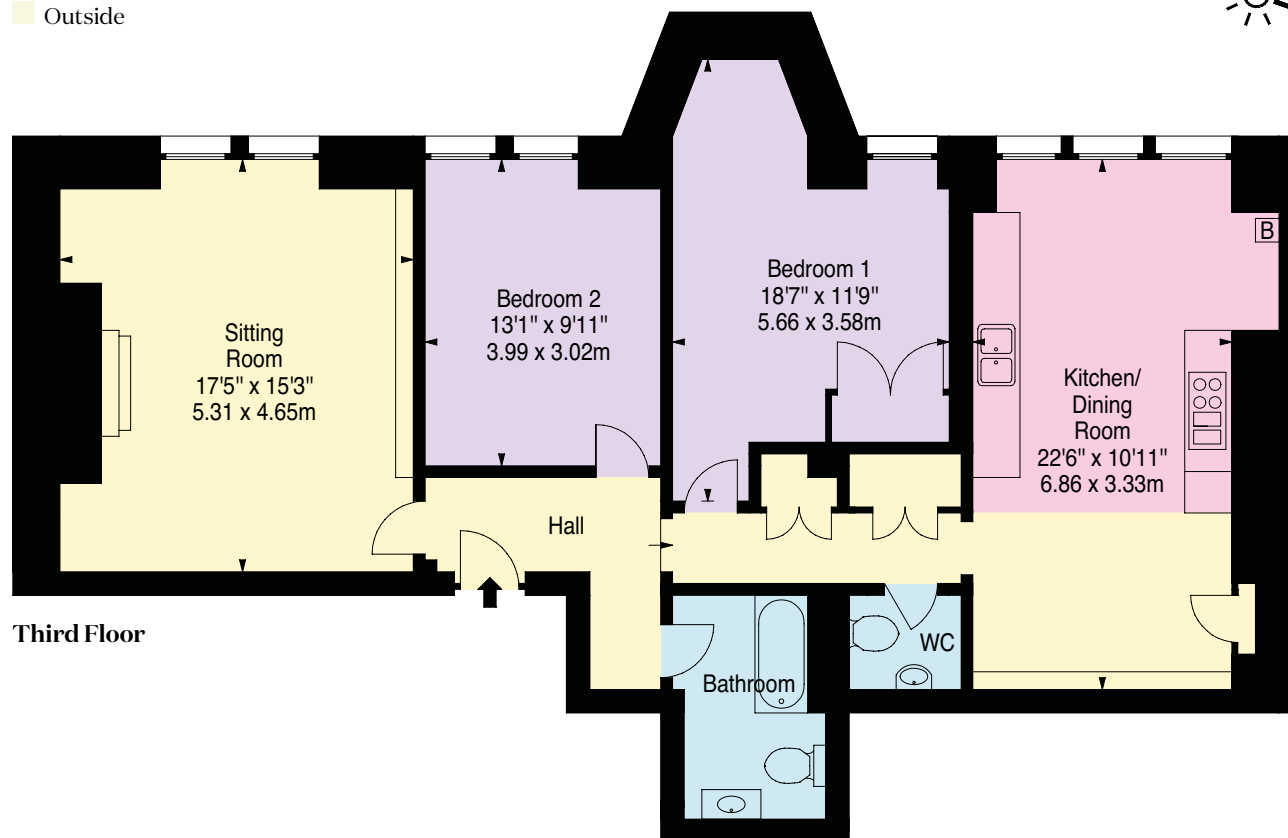
Situated in Edinburgh's New Town, Frederick Street enjoys a prime city-centre position. An excellent selection of restaurants, cafés, bars, shops and leisure facilities are all within easy walking distance, while George Street, St Andrew Square, Princes Street and the St James Quarter provide a wealth of retail, dining and business amenities.

The area benefits from excellent connectivity, with Edinburgh Waverley Station, the tram network and numerous bus routes all nearby, while the city's financial district is also within walking distance. Residents are well served by galleries, theatres, private health clubs and the green open space of Princes Street Gardens on your doorstep. Edinburgh Castle, the Royal Mile and many of the city's most celebrated landmarks are also close at hand.

Combining period character with the convenience of city-centre living, Frederick Street offers an exceptional lifestyle in Edinburgh's UNESCO World Heritage-listed New Town.



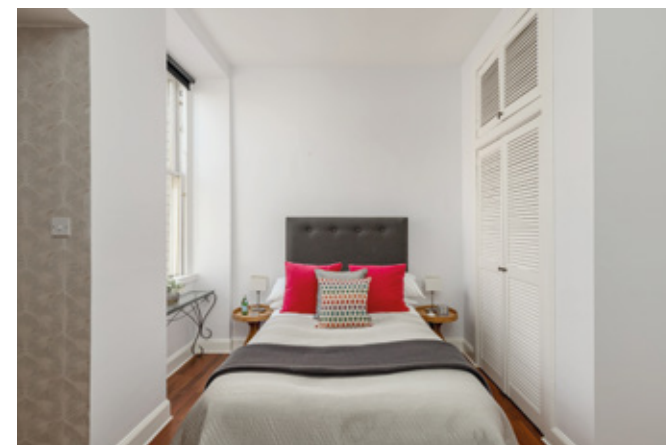
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Approximate Gross Internal Area
1050 Sq Ft - 97.55 Sq M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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We would be delighted
to tell you more.

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