



CULLERTON'S

ESTATE AGENTS | PROPERTY CONSULTANTS

16/1 YORK PLACE

NEW TOWN, EDINBURGH
EH1 3EP



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VIEWINGS: BY APPOINTMENT
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Property Summary

Set within the New Town conservation area and World Heritage Site, this traditional one-bedroom ground-floor flat has a coveted city centre location as part of a historically significant A-listed Victorian building. It is beautifully presented throughout, boasting impressively large rooms with high ceilings and carefully retained period features for added charm and character. Such details include the most exquisite ceiling roses and decorative frieze work, alongside lavish cornicing and an original feature fireplace in the substantial living area. Altogether, it is an outstanding city home offering discerning individuals and couples lots of space, light, and a highly enviable setting with all the city centre offers practically on your doorstep.

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances (oven, gas hob, fridge/freezer, and dishwasher), and a washing machine to be included in the sale.

Features

- A large ground-floor flat in the New Town
- Forms part of an A-listed classical terrace
- Highly enviable city centre location
- Neutral décor and inspiring period details
- Entrance hall offering a warm welcome
- Expansive, south-facing living/dining room
- Dining kitchen that is well appointed
- Very large double bedroom with views to Fife
- Fully-tiled 3pc bathroom with overhead shower
- Private lower ground-floor store
- Sash-and-case windows with working shutters
- Gas central heating system
- Controlled permit parking (Zone 2)





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*Expansive, south-facing
living/dining room and a dining
kitchen that is well appointed*





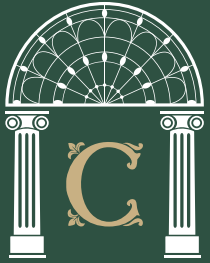


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Very large double bedroom with views to Fife, inspiring period details and a fully-tiled 3pc bathroom with overhead shower







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EDINBURGH, EH3 5AQ

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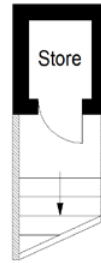
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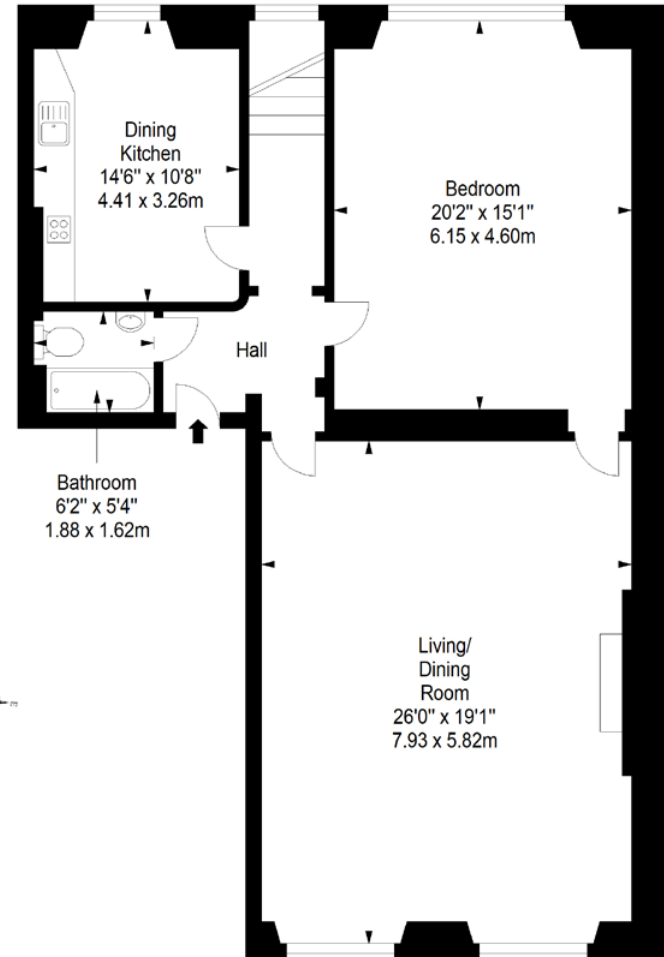
DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Lower Ground Floor
Approx. 1.3 sq. metres (14.0 sq. feet)



Ground Floor
Approx. 105.4 sq. metres (1134.5 sq. feet)



Total area: approx. 106.7 sq. metres (1148.5 sq. feet)