1 DRUMMOND PLACE, NEW TOWN

EDINBURGH, EH3 6PH

CURRAN & CO
PROPERTY



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- Impressive Ground Floor Georgian Flat
- Prestigious New Town Location
- Magnificent Living Room With Fireplace
- Spacious Dining Kitchen
- Three Double Bedrooms, Principal with En-Suite
- Generous Four-Piece Bathroom
- Period Featured Throughout
- Residents' Gardens By Subscription

Location

Drummond Place is one of Edinburgh's most admired Georgian garden squares, situated within the historic New Town and the city's UNESCO World Heritage Site. Combining an attractive residential setting with exceptional convenience, the area offers easy access to the independent shops, cafés and restaurants of Broughton Street, Dundas Street and nearby Stockbridge. The extensive shopping and dining opportunities of George Street, Multrees Walk and St James Quarter are also within walking distance, alongside a wealth of cultural attractions, including the Edinburgh Playhouse and the city's galleries and museums. The Royal Botanic Garden, Inverleith Park and Water of Leith Walkway provide appealing opportunities for outdoor recreation. Excellent transport connections include Waverley railway station and tram services from St Andrew Square, providing a direct link to Edinburgh Airport.



Description

Occupying the ground floor of a handsome A-listed Georgian building within Edinburgh's UNESCO World Heritage Site, 1 Drummond Place is an exceptionally spacious three bedroom main-door flat in the prestigious New Town. Impressive proportions, lofty ceilings and beautiful period detailing create an elegant home, with generous living spaces and a versatile layout.

The accommodation comprises: entrance vestibule opening into a welcoming reception hall, where decorative plasterwork, an elegant archway and traditional panelled doors introduce the property's considerable character; magnificent living room, flooded with natural light through two tall sash-and-case windows, with ornate cornicing, timber flooring and an attractive fireplace providing a handsome focal point. The room's generous proportions allow ample space for both comfortable seating and a dining area, creating a superb setting for entertaining; spacious dining kitchen fitted with a range of wall and base units, surrounding work surfaces and tiled splashbacks, with plentiful room for a family dining table; impressive principal bedroom offering excellent space for freestanding furniture and the convenience of an en-suite shower; two further bedrooms, one benefiting from built-in storage, offering flexibility for family, guests or working from home; and a generously proportioned bathroom fitted with a bath, wash hand basin, WC and bidet.

The property benefits from gas central heating and traditional sash-and-case windows. Residents can enjoy access to Drummond Place's leafy private gardens, subject to payment of an annual subscription, while zoned, on-street permit parking is available on the surrounding streets.

Extras

Integrated kitchen appliances are included in the sale.

EPC Rating

The energy efficiency rating for this property is band C.

Council Tax

This property is subject to council tax band G.









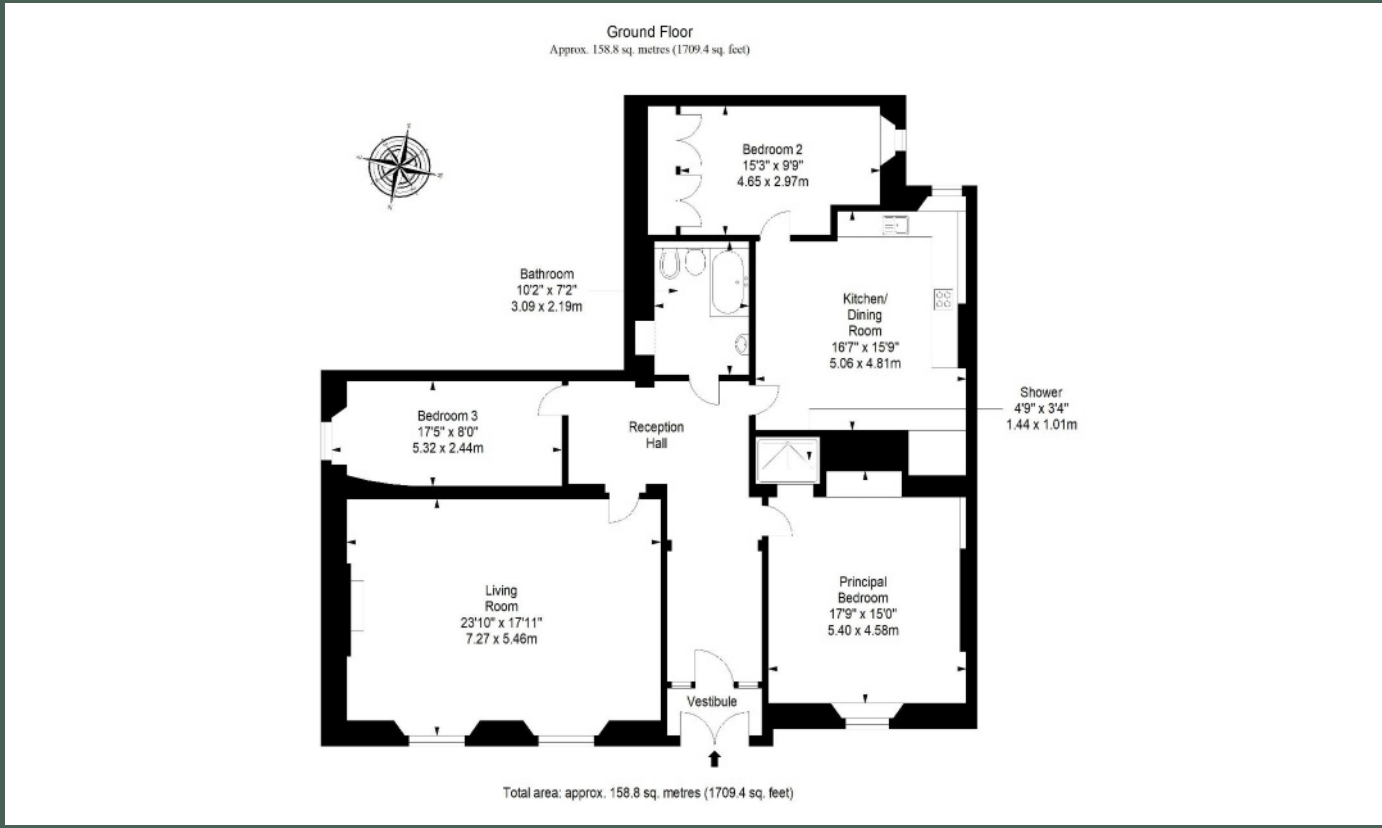




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Disclaimer
These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of a contract.
All measurements are approximate and are generally taken from the widest point.