


29/12
JEFFREY
STREET

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Old Town, Edinburgh, EH1 1DH



2

Public Room



1

Bedrooms



1

Bathroom

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With a highly enviable city centre location, this one-bedroom (plus study) fourth-floor flat forms part of Edinburgh's prestigious Old Town conservation area and World Heritage Site. Providing easy access to all the city centre offers, it is set within a beautiful B-listed Victorian building with a sandstone façade and Scots Baronial detailing. The home further boasts the spaciousness expected of Victorian architecture, alongside elegant interior design and a host of period features. It has the added advantage of a well-appointed dining kitchen, a quality bathroom, and a cellar. Plus, it has iconic views of some of Edinburgh's best-loved monuments.

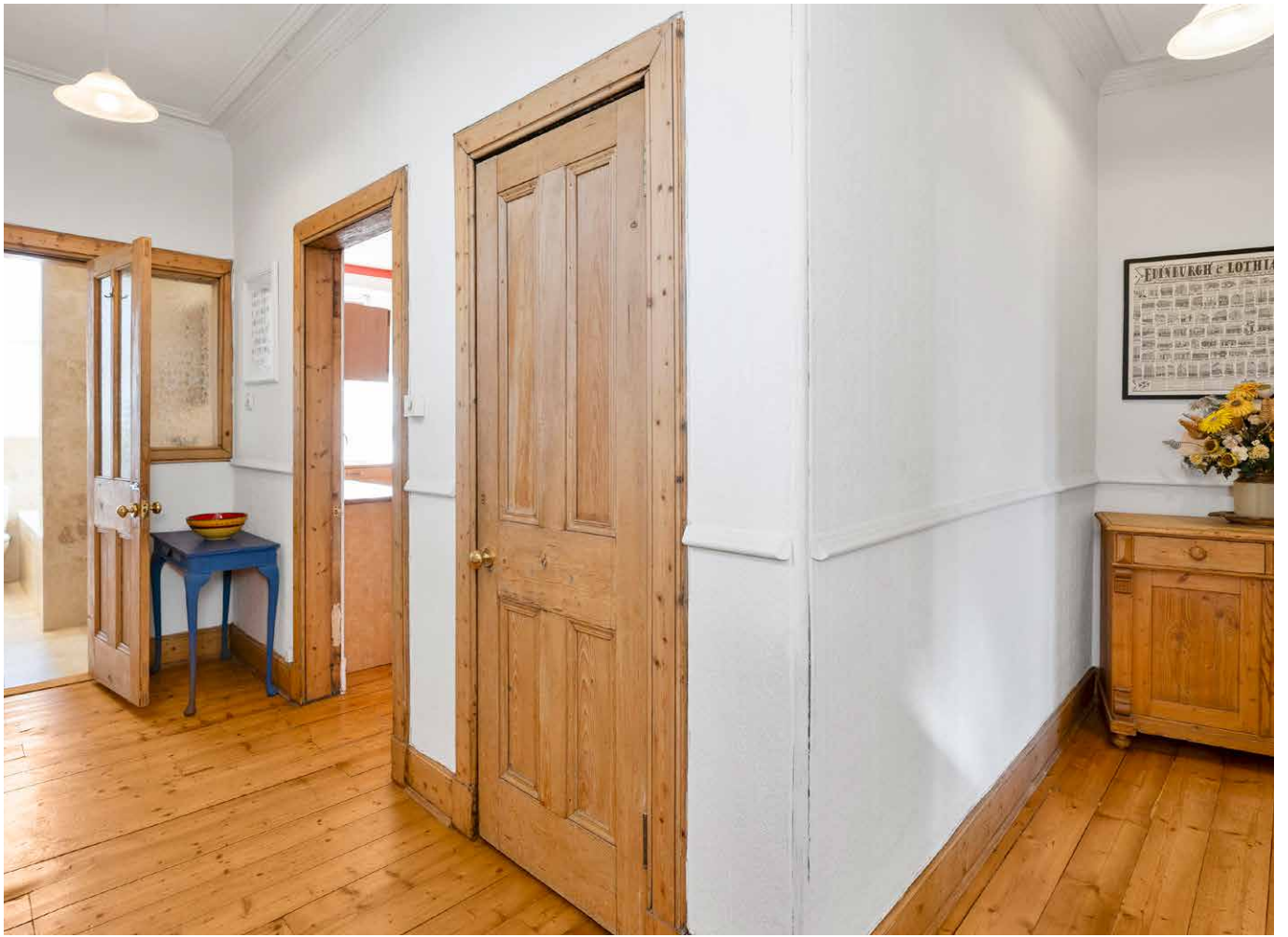
Accessed via a shared entrance and a carefully maintained traditional stairway with a cupola allowing ample natural light, the flat's front door opens into a hall where crisp white décor is contrasted by the warm glow of wooden floorboards and four-panel doors. It offers storage and flows right into the living room. Here, olive tones and white detailing create a sophisticated look that is sympathetic to the home's historic character and period features. Detailed cornice work adds texture to the high ceiling, while a handsome feature fireplace (beside a shelved recess) forms an eye-catching focal point for arranging the space. Finally, twin windows frame a most impressive view of the A-listed St Andrew's House, capturing its Classical Art Deco architecture and the listed monuments of Calton Hill – a stunning backdrop to admire. Just off the living area is a useful study for working from home or further storage. Meanwhile, the southwest-facing dining kitchen has a warm colour palette, paired with wood-toned worktops and cabinets. It benefits from a press and a pantry cupboard, as well as a sizeable alcove for housing a table and chairs. The king bedroom faces the southwest as well, boasting a delightful garden view that incorporates the surrounding listed buildings, and the back of the Scottish Storytelling Centre and John Knox House. Finished in neutral hues, this bedroom has an elegant aesthetic and a spacious footprint. A modern three-piece bathroom with premium tiling completes the accommodation. The home also has a cellar that is naturally lit, offering space for storage and creative potential. Outside, there is an enclosed communal garden and controlled permit parking (Zone 3).

DEPC
RATING**C**COUNCIL
TAX BAND**VIEWING**By appointment only
with Gilson Gray on
0131 516 5366

Features

- A beautiful fourth-floor city flat
- Iconic views to the front and rear
- Part of a B-listed Victorian building
- In the Old Town conservation area
- Attractive interiors with period details
- Welcoming hall with built-in storage
- Living room that is bright and airy
- Study for working from home
- Well-appointed dining kitchen
- One spacious king bedroom
- Modern three-piece bathroom
- Cellar that is naturally lit
- Enclosed communal garden
- Controlled permit parking (Zone 3)

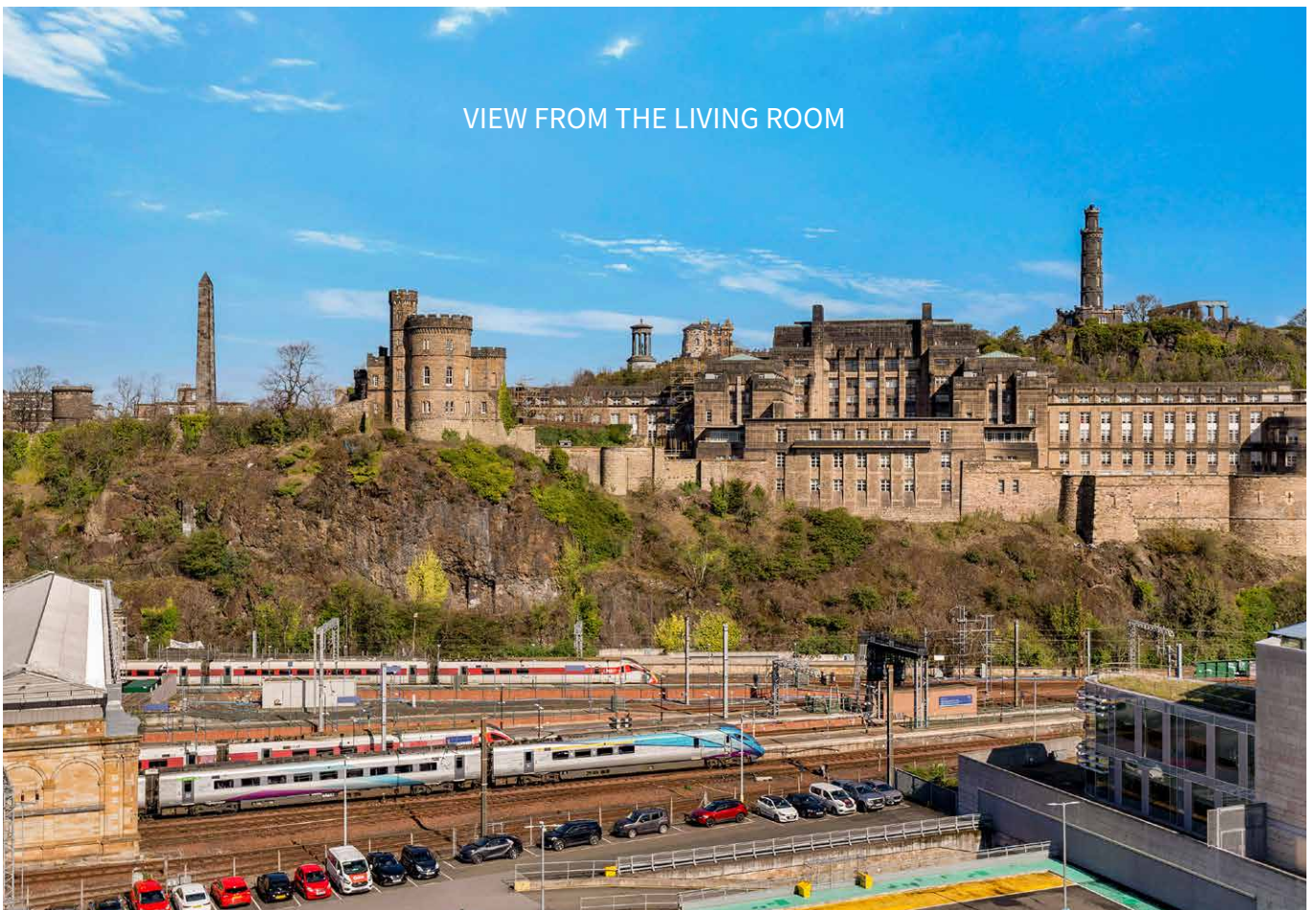


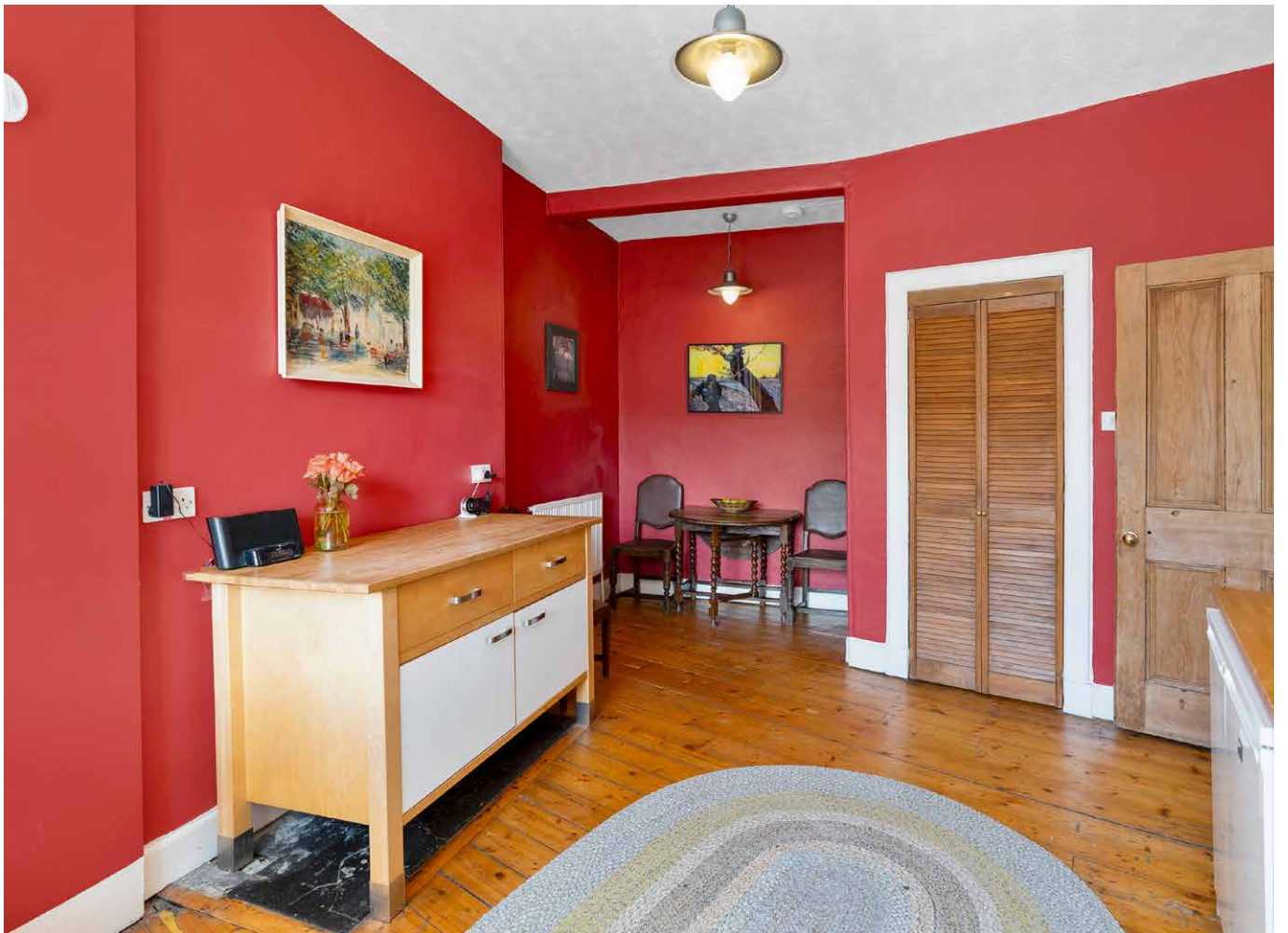




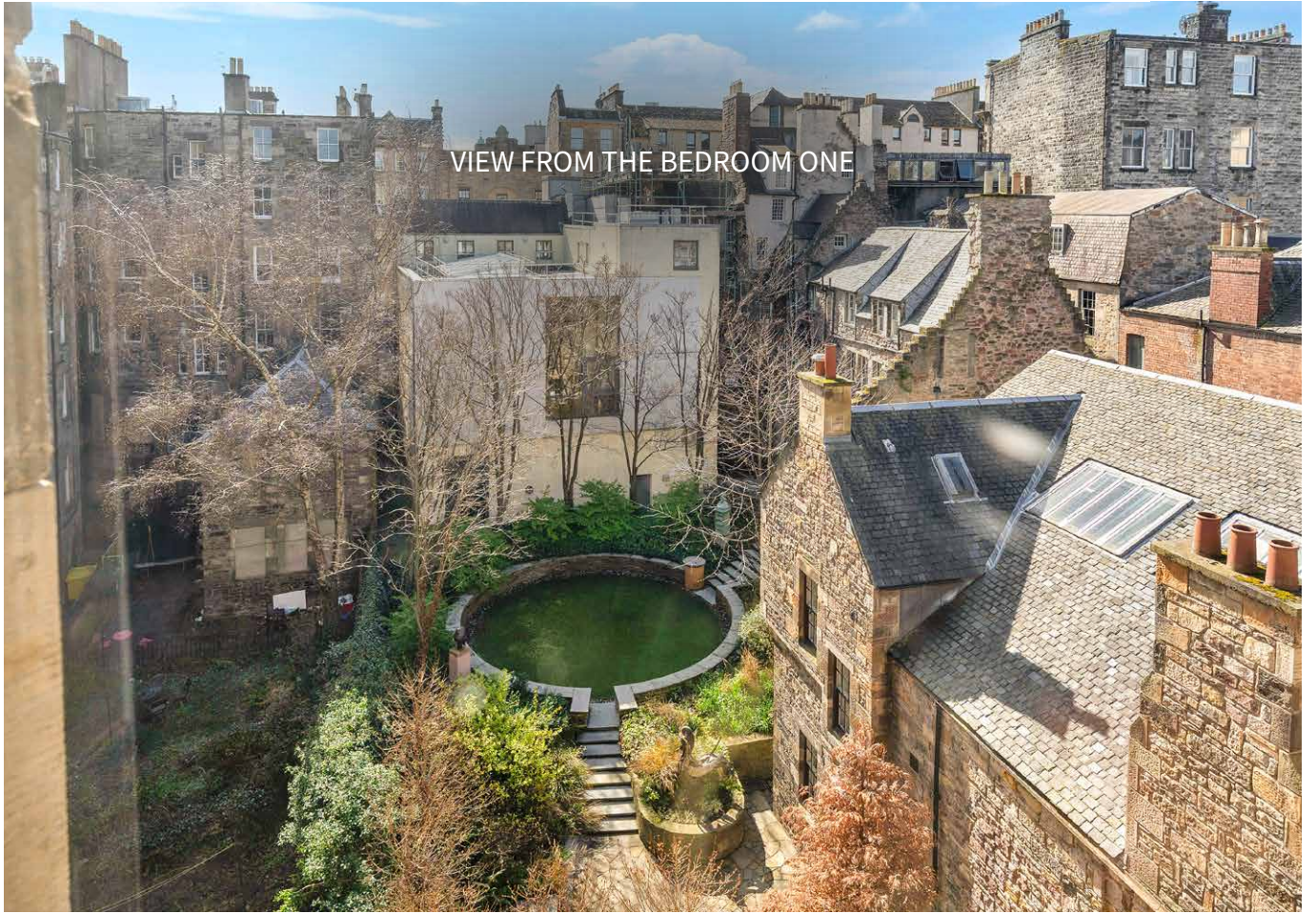
Extras: a SMEG gas range cooker, a fridge, a freezer, a dishwasher, and a washing machine to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.

VIEW FROM THE LIVING ROOM











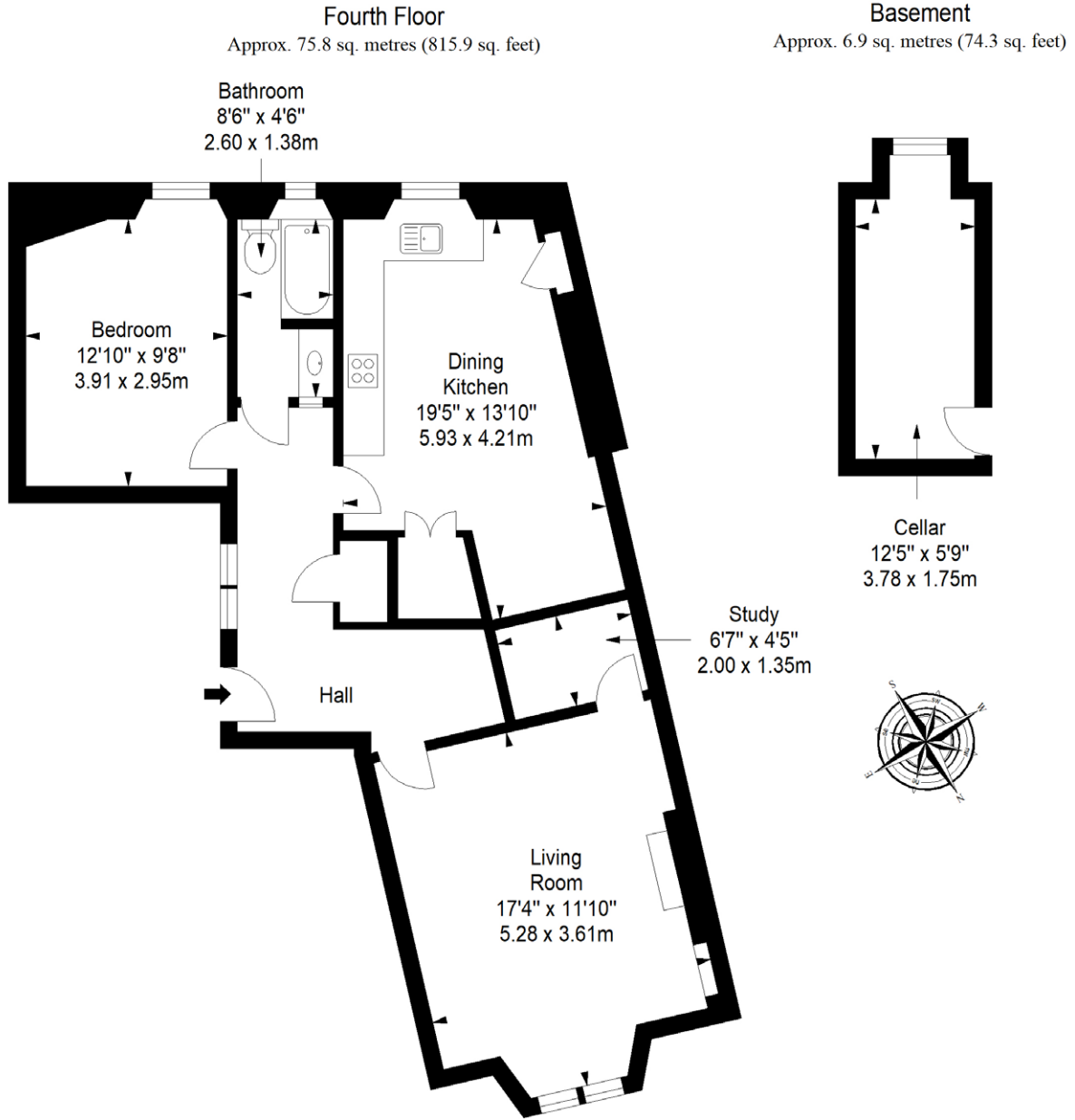




OLD TOWN, EDINBURGH

Characterised by its narrow closes and winding medieval streets, Old Town is the oldest part of Edinburgh and recognised globally as a UNESCO World Heritage Site. Steeped in history and culture at every turn, the Old Town is home to some of the capital's most famous buildings and landmarks, namely Edinburgh Castle (perched atop an extinct volcano), St Giles' Cathedral and the Palace of Holyroodhouse. The area's cosmopolitan social scene is driven by diverse pubs and eateries, particularly at the Grassmarket, as well as the trendy bars, clubs and live music venues that now occupy the ancient underground vaults. In addition to a wealth of independent shops and boutiques, the Old Town is within easy walking distance of the main shopping district of Princes Street and George Street, as well as department stores, including Harvey Nichols and John Lewis. Residents of the Old Town are never more than a few minutes' walk from some of the capital's most beautiful green spaces, including Princes Street Gardens and Holyrood Park, and local schooling is provided at primary and secondary levels. Popular with professionals, students, and visitors alike, the Old Town is served by major transport links, including national rail links from Waverley Station, a new tramline to Edinburgh International Airport, and a comprehensive bus network.

FLOORPLAN



Total area: approx. 82.7 sq. metres (890.2 sq. feet)

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