

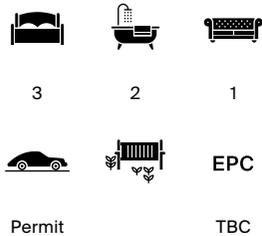


NORTH CASTLE STREET

Edinburgh, EH2

AN IMMACULATE DOUBLE UPPER NEW TOWN FLAT

Finished to an exceptionally high standard.



Local Authority: The City of Edinburgh Council
Council Tax band: F
Tenure: Freehold

Offers Over: £570,000



DESCRIPTION

North Castle Street is an exceptional double upper apartment occupying the third and fourth floors of a beautifully maintained B-listed Georgian tenement, perfectly positioned in the heart of Edinburgh's prestigious New Town. Immaculately presented throughout, the property seamlessly blends refined period features with the comfort and convenience of contemporary living.

Upon entry, a staircase leads to a generous hallway, which opens into a striking open-plan kitchen/living area. This impressive space is designed for modern living, with dual east-facing sash and case windows flooding the room with natural light. A central kitchen island offers an ideal space for dining, while ample room for seating and a dining table makes this area perfect for both everyday living and entertaining. The kitchen is sleek and modern, complete with integrated appliances, and is enhanced by detailed cornicing and original working shutters, adding charm and character.

Also located on this level is the principal bedroom, a tranquil west-facing retreat featuring a beautiful period fireplace. It benefits from a large dressing room and a luxurious en-suite bathroom fitted with both a bath and separate shower.

Additional accommodation on the third floor includes a guest WC and a well-equipped utility room, conveniently accessed from the hallway.

The upper floor offers two further spacious double bedrooms, both featuring built-in storage. A stylish family bathroom serves this level, completing the extensive and versatile living space.

Boasting elegant interiors, generous proportions, and a high specification throughout, this superb property offers a rare opportunity in one of Edinburgh's most sought-after locations.

Residents may apply for access to Queen Street Gardens (subject to an annual fee), and on-street residents' permit parking is available.



LOCATION

Located in Edinburgh's prestigious World Heritage Site of the Georgian New Town, North Castle Street is only a few yards walk from the retail and commercial centre of Edinburgh in George Street and Princes Street, and a short journey from the West End and the Scottish Parliament at Holyrood.

The property enjoys all the benefits of city centre living with a wide variety of shops, bistros and restaurants on the surrounding streets as well as in nearby Stockbridge.

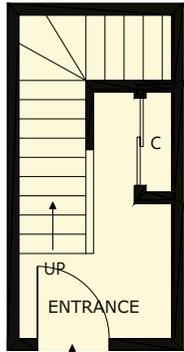
Waverley and Haymarket train stations and the tram are also easily accessible.

The open spaces of the Royal Botanic Garden, Inverleith Park and the Water of Leith are all within short walking distance while access to Queen Street Gardens can be gained on subscription.

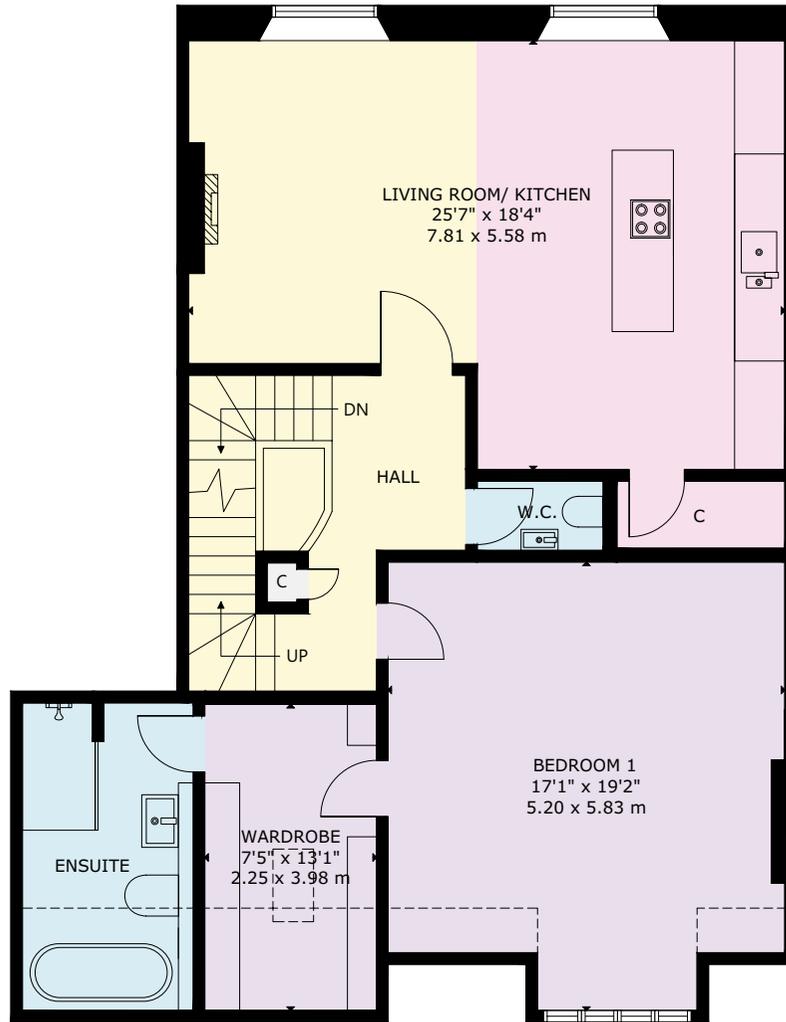
There is a wide range schools on the north side of the City both in the state and private sectors.



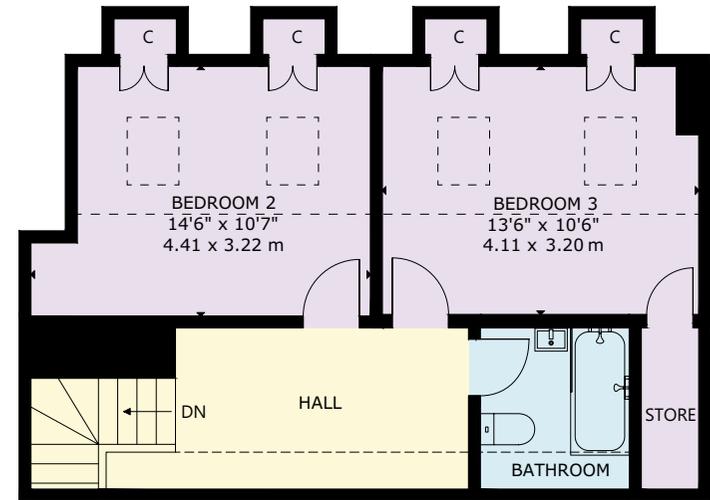
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Ground Floor



First Floor



Second Floor

Approximate Gross Internal Area
1,759 sq ft / 163 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.

Financial Guarantee/Anti Money Laundering: All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

We would be delighted
to tell you more.

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