FREDERICK STREET

Edinburgh, EH2

AN ATTRACTIVE EDINBURGH HOME WITH WONDERFUL VIEWS

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Local Authority: The City of Edinburgh Council

Council Tax band: G

Tenure: Freehold

Offers Over: £495,000

DESCRIPTION

Situated on the third floor of a handsome New Town building, 7/6 Frederick Street is a wonderfully bright and well-proportioned two-bedroom apartment extending to approximately 1,223 sq ft. Occupying a prime position in the heart of Edinburgh, the property enjoys striking views towards Edinburgh Castle and offers an exceptional balance of elegant period proportions and contemporary living.

A broad and welcoming hallway creates an immediate sense of space upon entering. To the front, the impressive sitting room is flooded with natural light through large windows and provides a superb reception space for both everyday living and entertaining. The spacious kitchen features a generous dining area and enjoys stunning views towards Edinburgh Castle. Thoughtfully arranged for modern living, it offers an excellent space for dining, entertaining and everyday family life.

There are two well-proportioned double bedrooms, both well positioned and benefiting from excellent natural light. A well-appointed family bathroom completes the accommodation. With its enviable city-centre location, bright and airy interiors, broad hallway, generous room proportions and spectacular castle views, Frederick Street represents a rare opportunity to acquire a charming New Town apartment.

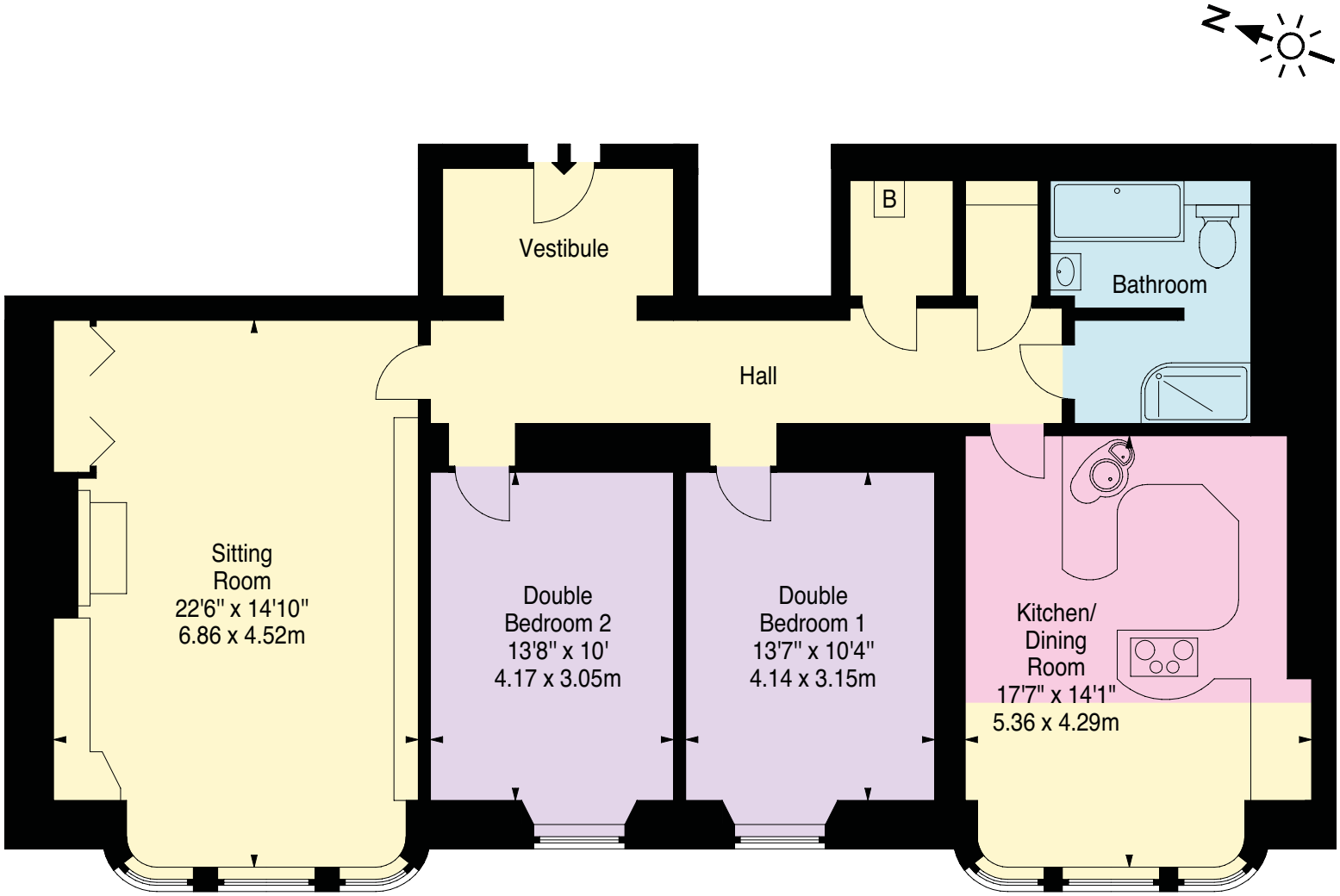
LOCATION

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



Third Floor

Approximate Gross Internal Area
1223 Sq Ft - 113.62 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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