

OFFERS OVER £360,000

27a, India Street
Edinburgh, EH3 6HE

drummondmiller
Solicitors & Estate Agents



- Impressive two-bedroom main-door basement flat within Edinburgh's New Town
- Two bedrooms, with the second bedroom ideal as a home office or study
- Stylish modern kitchen with five-burner gas hob and integrated fridge freezer
- Spacious living room with separate access from the hallway
- Newly renovated contemporary shower room and separate WC
- Epc - C

Description

Drummond Miller is delighted to present this stylish two-bedroom main door basement flat, ideally situated within Edinburgh's highly sought-after New Town.

Accessed via a private main door, stairs lead down to the welcoming entrance hallway, which provides access to the contemporary kitchen, fitted with sleek modern units, a Belfast sink, five-burner gas hob and integrated fridge freezer.

The bright and spacious living room offers a comfortable space to relax or entertain, while the accommodation also includes a generous double bedroom and a second bedroom, ideal as a home office, study or guest room.

Completing the property is a newly renovated, contemporary shower room and separate WC, both finished to a high standard. Offering modern interiors in an exceptional city centre location, this property is an excellent opportunity for a range of buyers.





Central Heating and Windows

The property benefits from gas central heating. The windows are predominantly single glazed, with the exception of the double-glazed doors in the living room.

Garden and parking

The property benefits from a small private courtyard located to the front of the property. Access to India Street Gardens and Queen Street Gardens West via application.

Opposite the entrance to the flat are two unlined cellar storage areas beneath the external stairs, extending underneath the street. These provide excellent additional storage space and offer potential for further enhancement should a purchaser wish to have them lined.

Parking is available locally through permit and on-street parking options, subject to availability.

Location

Situated in Edinburgh's prestigious New Town Conservation Area, the property enjoys an enviable central location within easy reach of the city's extensive range of amenities. The area offers an excellent selection of independent shops, restaurants, cafés, bars and cultural attractions, with Princes Street, George Street and St James Quarter all within walking distance. Excellent public transport links provide convenient access across the city and surrounding areas.

Council Tax and EPC

Council Tax band E and has a C-rated Energy Performance Certificate.

Home Report

The property has been valued at £375,000, and a link to the Home Report is available from the ESPC website.

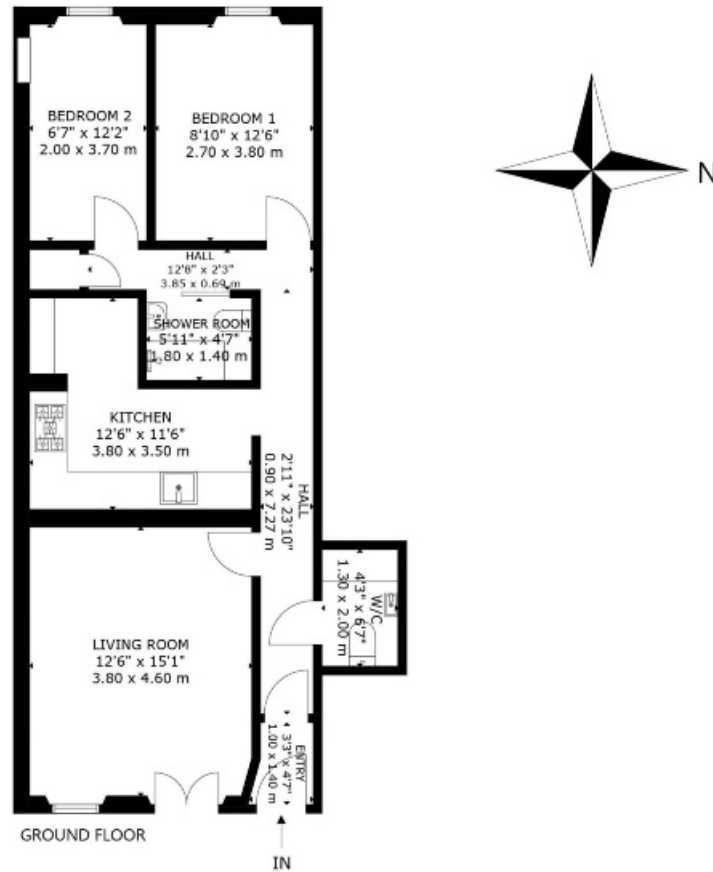
Viewing

By appointment only, telephone 0131 229 3399.

Extras

All curtains, pelmets, blinds, light fittings and white goods are included in the sale price.





27A INDIA STREET, EDINBURGH
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 729 SQ FT / 68 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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