

CULLERTON'S

ESTATE AGENTS | PROPERTY CONSULTANTS

15/3, SOUTH CHARLOTTE STREET

CITY CENTRE, EDINBURGH
EH2 4AS



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VIEWINGS: BY APPOINTMENT
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Property Summary

Set on the second floor of a sought-after period building, this elegant two-bedroom, two-bathroom flat occupies a prestigious address in the heart of Edinburgh. Located within one of the city's iconic Georgian streets, the property pairs impressive period proportions with stylish modern interiors, creating a home of exceptional character and comfort. Perfectly positioned, it is just moments from the city centre's boutiques, cafés, restaurants, and cultural attractions, with Princes Street, George Street, and the West End all within easy walking distance. A rare private tandem carport with roller shutters for two vehicles nearby further enhances this outstanding city home.

Extras: All fitted floor and window coverings, light fittings, and integrated appliances are included in the sale.

Features

- Second-floor period flat in the heart of central Edinburgh
- Attractive modern interiors
- Secure phone entry and communal stairwell
- Inviting hallway
- Sun-filled living and dining room with dual-aspect windows
- Modern galley-style kitchen
- Large main bedroom with an en-suite shower room
- Versatile second double bedroom
- Modern shower room with towel warmer
- Private allocated parking
- Electric central heating
- Traditional windows
- Home Report Value - £600,000





*Sun-filled living and dining room with
dual-aspect windows*



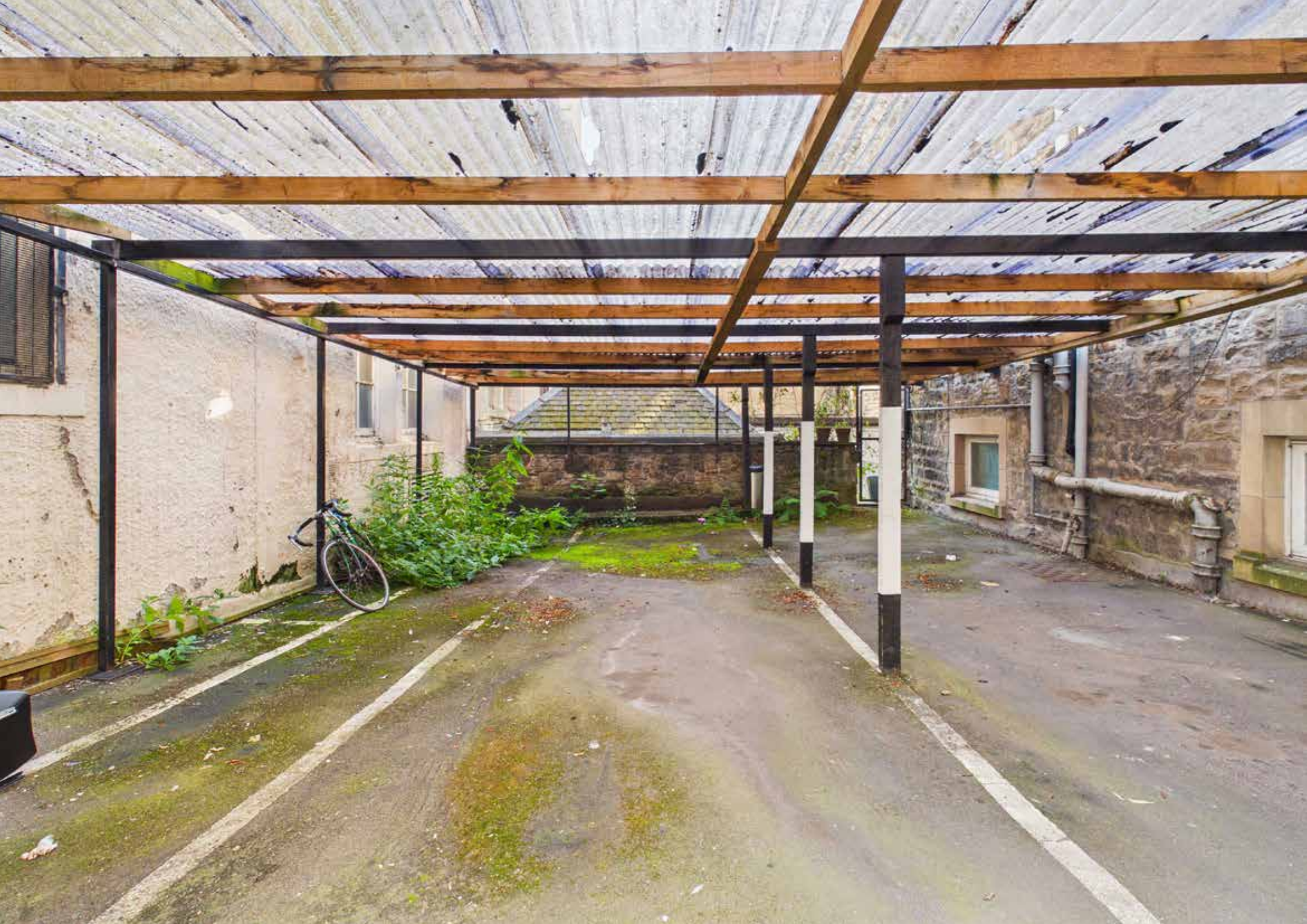


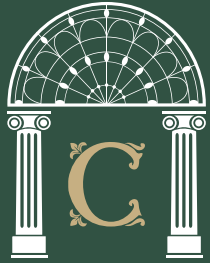


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*Large main bedroom with an en-suite
shower room & a versatile second
double bedroom*







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DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

