





STURROCK ARMSTRONG & THOMSON
SOLICITORS & ESTATE AGENTS



73, 2F1 Great King Street
Edinburgh, EH3 6RN

Rare and sought after location
Period features
No onward chain
Grade A listed & Edinburgh New Town Conservation Area
EPC: D
Council tax band: F

An impressive A-listed second-floor apartment offering versatile accommodation of up to four bedrooms, forming part of a distinguished Georgian stone-built terrace in the heart of Edinburgh's prestigious New Town. This exceptional property retains a wealth of fine period features including ornate corning, traditional fireplaces, working shutters, high ceilings and beautiful natural wood flooring, all of which combine to create a home of considerable character and elegance.

The property has been lovingly maintained by the current owner for over 20 years and now presents a rare opportunity to acquire a spacious and flexible home in one of Edinburgh's most sought-after addresses. The bright, generously proportioned rooms are flooded with natural light and offer excellent adaptability for modern family living, entertaining or home working. Full gas central heating has been installed, ensuring a comfortable living environment throughout.

The property lies within a short walk of all the amenities and attractions of the City Centre as well as the lovely residents' gardens of Drummond Place and Queen Street Gardens (access is available on application and on payment of an annual fee).

The accommodation comprises:

welcoming reception hall, elegant living room, second reception room/fourth bedroom, bathroom, inner hallway, kitchen with breakfasting area, principal double bedroom, and upstairs two further bedrooms together with a shower room.

Location

Great King Street is situated within Edinburgh's historic New Town, a UNESCO World Heritage Site renowned for its striking Georgian architecture and elegant garden squares. The property enjoys all the advantages of city centre living, with Princes Street, George Street and St James Quarter all within easy reach, while nearby Stockbridge, Inverleith and Broughton Street provide an excellent selection of independent boutiques, cafés, bars and restaurants.

The Omni Centre at nearby Picardy Place offers a multi-screen cinema and Nuffield Health gym, while Drummond Tennis Club, quietly tucked away behind Scotland Street, is a popular hub for local residents. The area is also famously associated with Alexander McCall Smith's *44 Scotland Street* novels.

Excellent schooling is available nearby, including The Edinburgh Academy, Fettes College, Erskine Stewart's Melville Schools and St George's School for Girls, along with highly regarded state schooling options. The Royal Botanic Garden, Inverleith Park, King George V Park and the Water of Leith Walkway are all close by, offering beautiful green spaces and recreational opportunities within the city.







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Image 15 - page 8



Image 18 - page 9

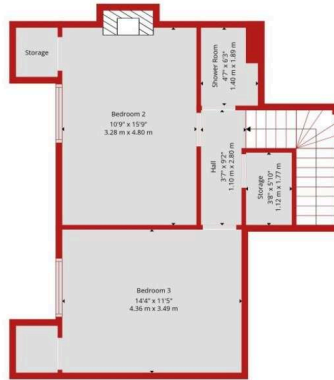


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Image 22 - page 10





2nd Floor



1st Floor

Total: 1630 sq. Ft, 151 m2

1st Floor: 1174 sq. Ft, 109 M2, 2nd Floor: 456 sq. Ft, 42 m2

Excluded Areas: Fireplace: 28 sq. Ft, 4 M2, Low Ceiling: 26 sq. Ft, 2 M2, Storage: 21 sq. Ft, 2 M2,
Walls: 130 sq. Ft, 13 m2

Illustrative Purposes Only. Measurements Are Deemed Highly Reliable But Not Guaranteed.



Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit
www.satsolicitors.co.uk



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