

ALLINGHAM&CO

traditional values | modern practice

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espc

140/4 Rose Street Rose Street, Edinburgh, EH2 3JD
1 RECEPTION | 2 BEDROOMS | 1 BATHROOM | EPC: C

Location

This two bedroomed, third floor flat is situated in the New Town, a highly sought after part of Edinburgh, rich in history and culture within walking distance of the city centre and all it has to offer.

Princes Street offers a wide variety of high-street shops and supermarkets and the nearby George Street, St. Andrews Square and St James' Quarter are full of luxury department stores including Harvey Nichols. The charming cosmopolitan area of Stockbridge is also within walking distance and hosts a wide variety of specialist shops, bistros/bars and a Waitrose supermarket. Local dining includes everything from Michelin-starred restaurants to intimate bistros and pubs.

Green spaces such as Princes Street Gardens, the Royal Botanic Gardens, Inverleith Park and the Water of Leith are close at hand and further leisure and recreational facilities are never far away with museums, art galleries, theatres, cinemas and health clubs all with-in easy reach.

Waverley and Haymarket rail stations, St Andrew Square bus station and the city tram service are all easily accessible with regular bus links throughout the City and to Edinburgh International Airport and families benefit from excellent local schooling in both the state and private sectors.

Home Report

Please visit: www.allingham.co.uk or www.espc.com





Accommodation

Entrance hallway

Living room with fireplace

Kitchen with built in hob & oven, washing machine, fridge/freezer & dishwasher :these items are believed to be in good working order though their condition is not warranted

2 double bedrooms (one with built in storage)

Bathroom with shower over bath, WC and wash basin

Extra features

Gas central heating

Secure entry phone system

Central location

Excellent local amenities



Price and Viewing

For current price and viewing details, please visit espc.com or www.allingham.co.uk or telephone Allingham & Co on 0131 447 9341.

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ALLINGHAM & CO OFFICES

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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC

