

COULTERS[®]

24A SCOTLAND STREET

NEW TOWN, EDINBURGH, EH3 6PX

 2 BED

 2 BATH

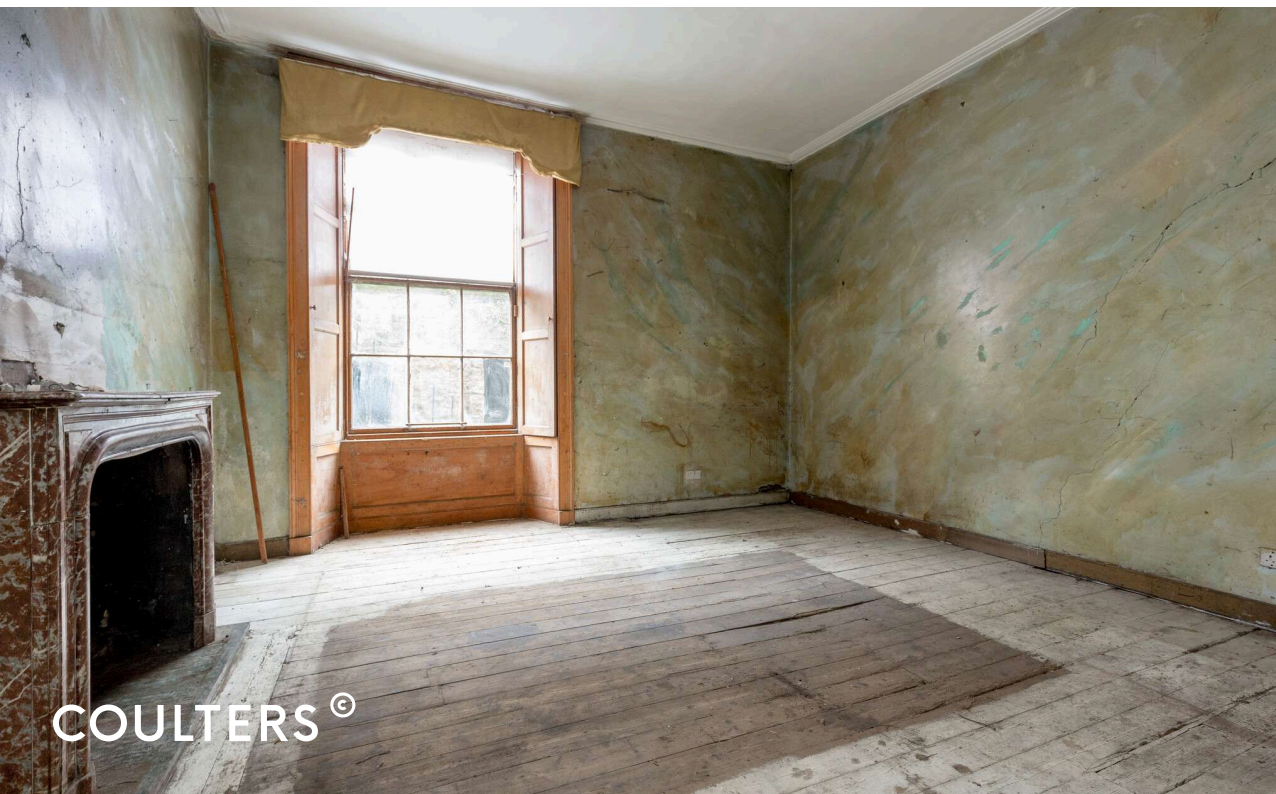
 2 PUBLIC



TAKE A LOOK INSIDE

Situated at the foot of Scotland Street, in Edinburgh's prestigious, historic New Town area, this sizeable, main door lower ground flat forms part of a traditional Georgian stone building. In recent years the property has fallen into disrepair and it is now in need of full upgrading throughout.

Retaining period features such as fireplaces, cornice work, flagstone floors and cornice work, the property is bursting with potential to create magnificent spaces once finished.



KEY FEATURES



Extremely well proportioned Georgian maindoor lower ground flat.



Two double bedrooms, one with en-suite shower room.



Private rear patio, shared front patio and cellar.



Residents' permit holder parking.



Located in Edinburgh's historic New Town.



Now in need of full renovation.



EPC Rating - D



Council Tax Band - E



From street level, there are a series of steps leading down to the courtyard and front door. An entrance vestibule leads through to the hall with a flagstone floor.

The generously proportioned sitting room is to the front of the property with a large stone fireplace creating a focal point in the room. To the rear is an equally spacious dining room with further flagstone flooring and French doors to the private garden. A washing pulley is located overhead and there is an Aga in the fireplace.

Adjacent to the dining room is the kitchen, with wall and base mounted cabinetry incorporating the kitchen appliances.



CONTINUED...

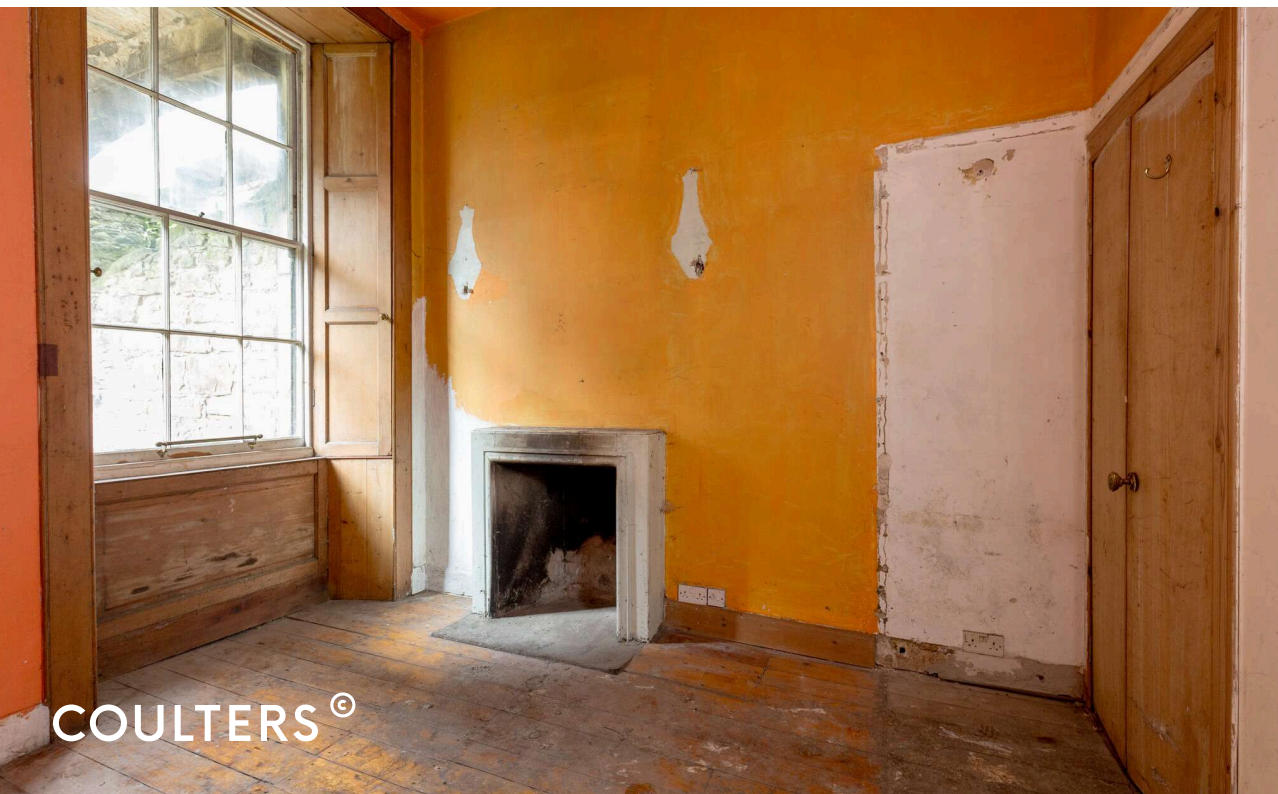
Also to the rear is the large principal bedroom with a stone fireplace close to the window, simple yet once elegant cornice and a wood floor.

A second bedroom is to the front of the property, which the owner preferred to keep open, again with a fireplace and a wood floor. The shower room can be accessed directly from here, which has two wash hand basins, a WC, bidet and a 'shower area'. A second bathroom (with bath and wash hand basin) is also located nearby.

There is also a very large boxroom which connects from both the sitting room and hall.

Directly accessed from both the dining room and kitchen is a private garden to the rear of the property (with pillars in situ) and a cellar to the front of the property.

Residents' permit holder and metered parking is available on the street outside.



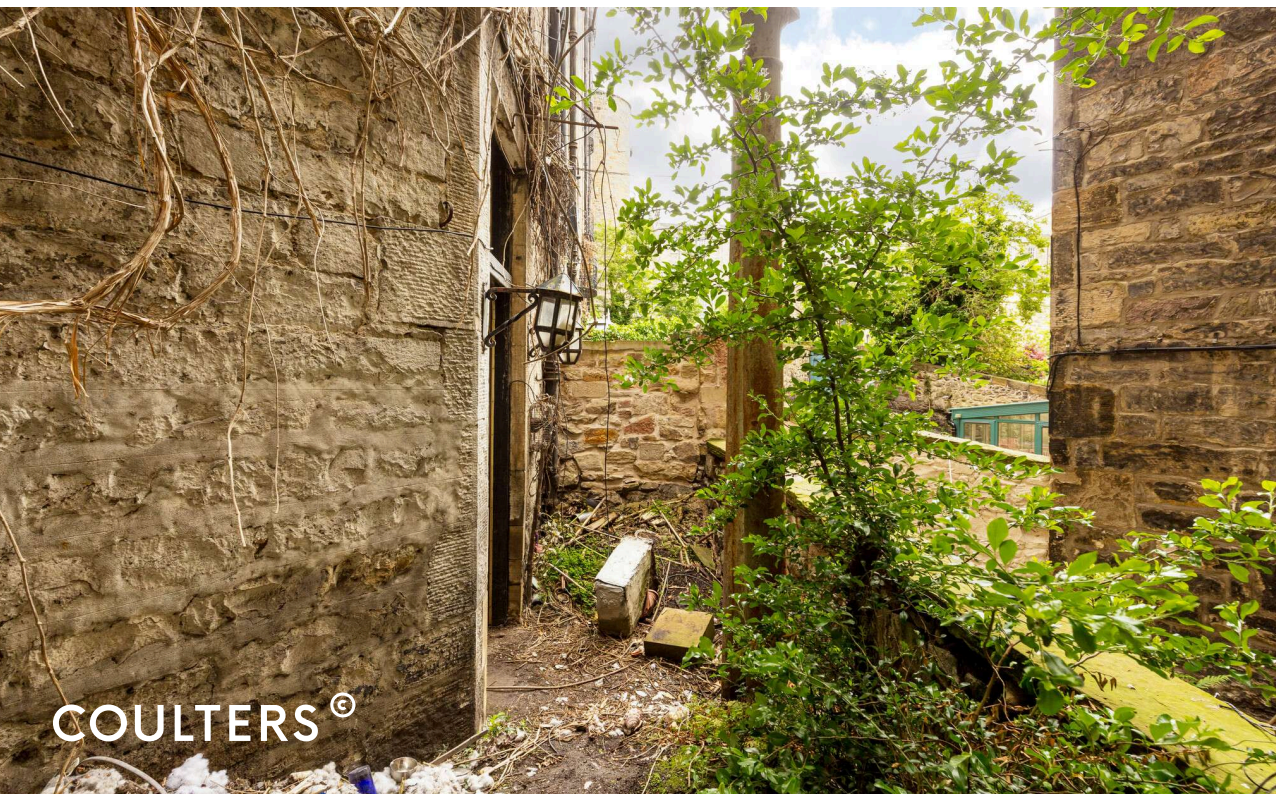






THE LOCAL AREA

The property is situated on a quiet cobbled street within Edinburgh's New Town, a UNESCO World Heritage Site. An unbeatable selection of independent boutiques, galleries, cafes and restaurants are available in the surrounding streets of Dundas Street and Broughton Street whilst cosmopolitan Stockbridge with its renowned Sunday market is also nearby. The new St. James Quarter and the iconic shopping streets of George Street and Princes Street are a short walk away. Edinburgh's globally renowned cultural attractions are all in easy reach, from The Playhouse and The Scottish National Portrait Gallery to the Scott Monument and the Royal Botanic Garden. Fantastic recreational opportunities include Nuffield Gym at the Omni Centre and Bannatyne's Health Club on Queen Street. The area is also in close proximity to a number of highly regarded private schools which include Edinburgh Academy and Fettes College. An ideal location for superb transport links, Edinburgh Waverley Train Station and bus station are both a short walk away and the trams offers quick access Edinburgh Airport or down to the coast at Newhaven



IMPORTANT NOTES

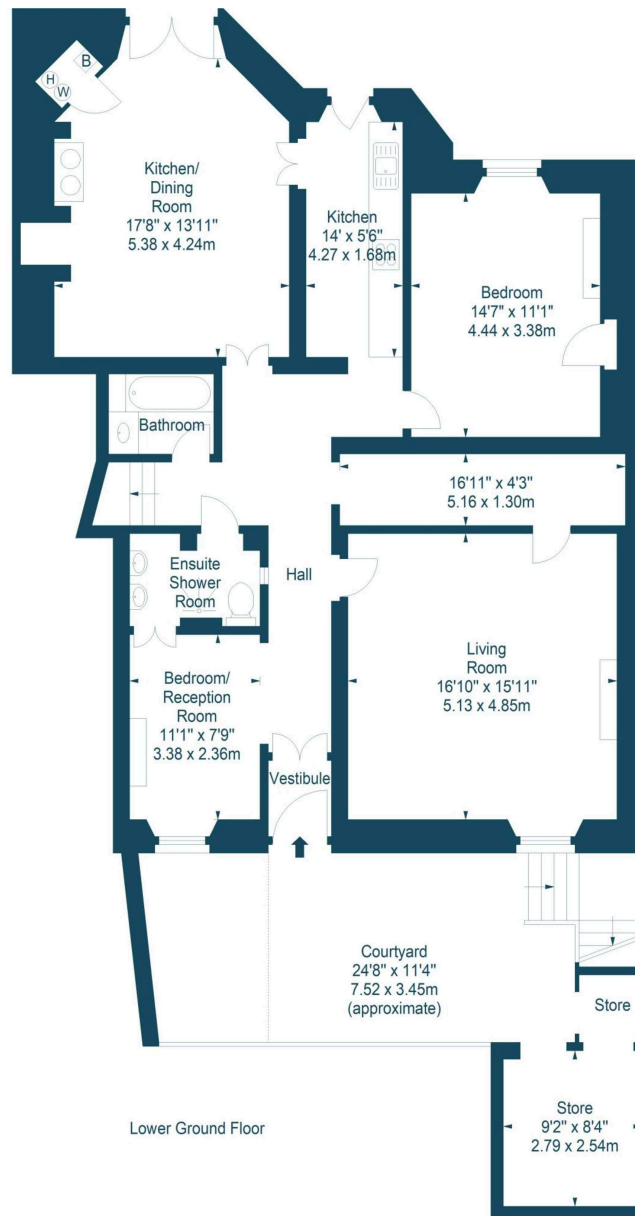
Please note that due to the nature of the sale, the property is sold as seen. There are gas and electricity supplies to the property, however most of the lighting and power points are not in use, nor would we recommend using without a full electrical check from a fully qualified electrician. No warranties will be given for any systems and appliances.

HOME REPORT VALUATION: £375,000

Scotland Street,
Edinburgh,
Midlothian, EH3 6PX



Approx. Gross Internal Area
1297 Sq Ft - 120.49 Sq M
Stores
Approx. Gross Internal Area
93 Sq Ft - 8.64 Sq M
For identification only. Not to scale.
© SquareFoot 2026



GET IN TOUCH

 www.coultersproperty.co.uk

 0131 603 7333

 enquiries@coultersproperty.co.uk

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.