

COULTERS[©]

5/2 NELSON STREET

NEW TOWN, EDINBURGH, EH3 6LF

3 BED



1 BATH



1 PUBLIC



TAKE A LOOK INSIDE

Flat 2, 5 Nelson Street is a magnificent second floor apartment situated in the heart of Edinburgh's prestigious New Town. Forming part of an A-listed Georgian tenement the property offers beautiful period features such as original cornicing, generously proportioned rooms with high ceilings and sash and case windows with working shutters.

The apartment, which is accessed via a well maintained shared entrance with secure door entry system, occupies the entire second floor of the building. A secure storage cupboard is situated in the basement and a dry lined cellar, also accessed via the basement, is located under the pavement.

Whilst the accommodation would now benefit from some modernisation, it offers superb potential to create a stunning home in a highly sought after area, with a wealth of outstanding amenities on the doorstep. We believe that the original wooden and flagstone floors still exist under the carpets.



KEY FEATURES



Impressive second floor Georgian flat in Edinburgh's New Town.



Three double bedrooms and a study.



Sitting room and kitchen/breakfast room.



May apply for access to Queen Street Gardens East.



Large storage cupboard and under pavement cellar.



Garage space situated in Dublin Meuse available separately.



EPC Rating - C



Council Tax Band - F



The accommodation comprises - a wide entrance hall with two storage cupboards, one of which houses the water tank; elegant and impressive sitting room with twin west facing windows, fireplace, panelling and cornicing; modern kitchen/breakfast room with ceiling mounted drying rack and utility room off; double bedroom 1 with twin windows, fireplace and storage cupboard; double bedroom 2 with two storage cupboards; double bedroom 3 (currently used as a dining room) with storage cupboard; study with connecting doors to the sitting room and double bedroom 2; and bathroom.

Residents of Nelson Street may apply for access to Queen Street Gardens East, situated just a few steps away at the top of the road, on payment of an annual fee.

A parking space within a secure garage on Dublin Meuse is available by separate negotiation for Offers in the region of £50,000. The garage, which has 4 shared spaces, has light, power and water. On-street parking is also available by way of a residents parking permit.





THE LOCAL AREA

Nelson Street enjoys a prime position in Edinburgh's New Town, a UNESCO World Heritage Site and conservation area. It is a short walk from from St James Quarter, Multrees Walk, Princes Street, and George Street.

There are exceptional bars and restaurants right on the doorstep whilst theatres, cinemas, galleries, and Edinburgh's globally renowned cultural attractions are all in easy reach, from The Playhouse and The Scottish National Portrait Gallery to The Everyman Cinema and Scott Monument.

Fantastic recreational opportunities within walking distance include Nuffield Gym at the Omni Centre and Bannatyne's Health Club on Queen Street. The area offers a host of green spaces including The Royal Botanic Garden, Inverleith Park and the Water of Leith Walkway. Daily shopping needs are met by the many high street and independent local supermarkets and delis, whilst larger stores such as the Tesco at Canonmills are also nearby. An ideal location for superb transport links, Edinburgh Waverley Train Station and bus station are both within walking distance and the trams offers direct access Edinburgh Airport and down to the coast at Newhaven.

EXTRAS

All curtains, blinds, light fittings, fitted flooring and white goods are included in the sale price. Other items may be available via separate negotiation. The property has gas central heating.

HOME REPORT VALUATION: £600,000



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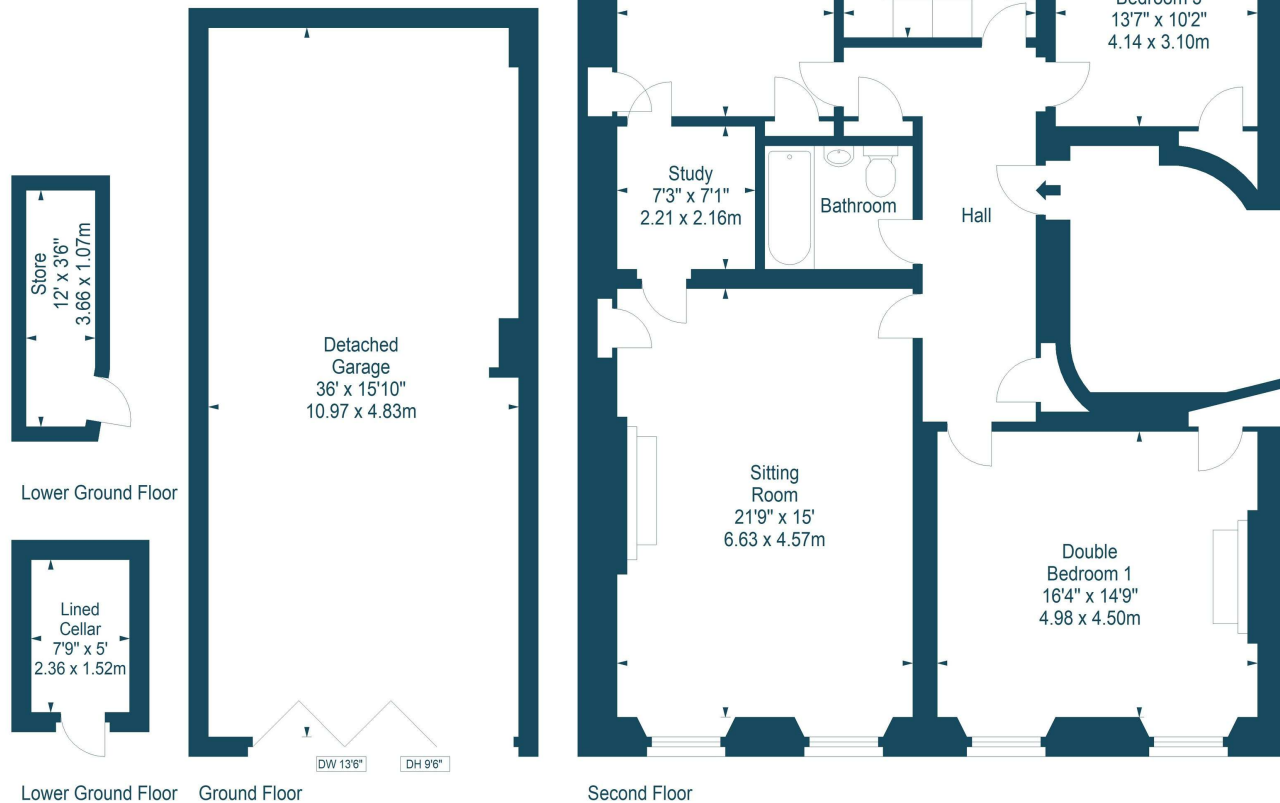
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Nelson Street,
Edinburgh,
Midlothian, EH3 6LF



Approx. Gross Internal Area
1359 Sq Ft - 126.25 Sq M
Detached Garage, Lined Cellar & Store
Approx. Gross Internal Area
647 Sq Ft - 60.11 Sq M
For identification only. Not to scale.
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Key :
DW - Door Width
DH - Door Height



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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.