



27/7 Fettes Row

New Town, Edinburgh, EH3 6RL



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Forming part of a well-established modern development in Edinburgh's New Town, this bright and well-presented second-floor flat offers generous proportions, a practical layout, and the added benefits of lift access and an allocated parking space.

The accommodation is centred around a welcoming entrance hall with excellent storage leading to a particularly spacious living room. Enjoying a south-facing aspect, this attractive reception room is filled with natural light and provides a comfortable setting for both everyday living and entertaining. The dining kitchen is well equipped with a range of fitted units, ample worktop space, and room for a table and chairs, while large windows frame open rooftop views and contribute further natural light.

The principal bedroom is an impressive double bedroom of excellent proportions, benefiting from fitted wardrobes and an en suite shower room. A second double bedroom, also with fitted storage, offers flexibility and could equally serve as a home office or guest bedroom. The accommodation is completed by a well-appointed family bathroom.

Further benefits include a secure entry system, lift access (including from the car park), gas central heating, double glazing, and an allocated parking space within the basement garage.

Overall, this is a comfortable and easily managed city home, ideally suited to professionals, downsizers, or those seeking a well-connected Edinburgh pied-à-terre.

Property features

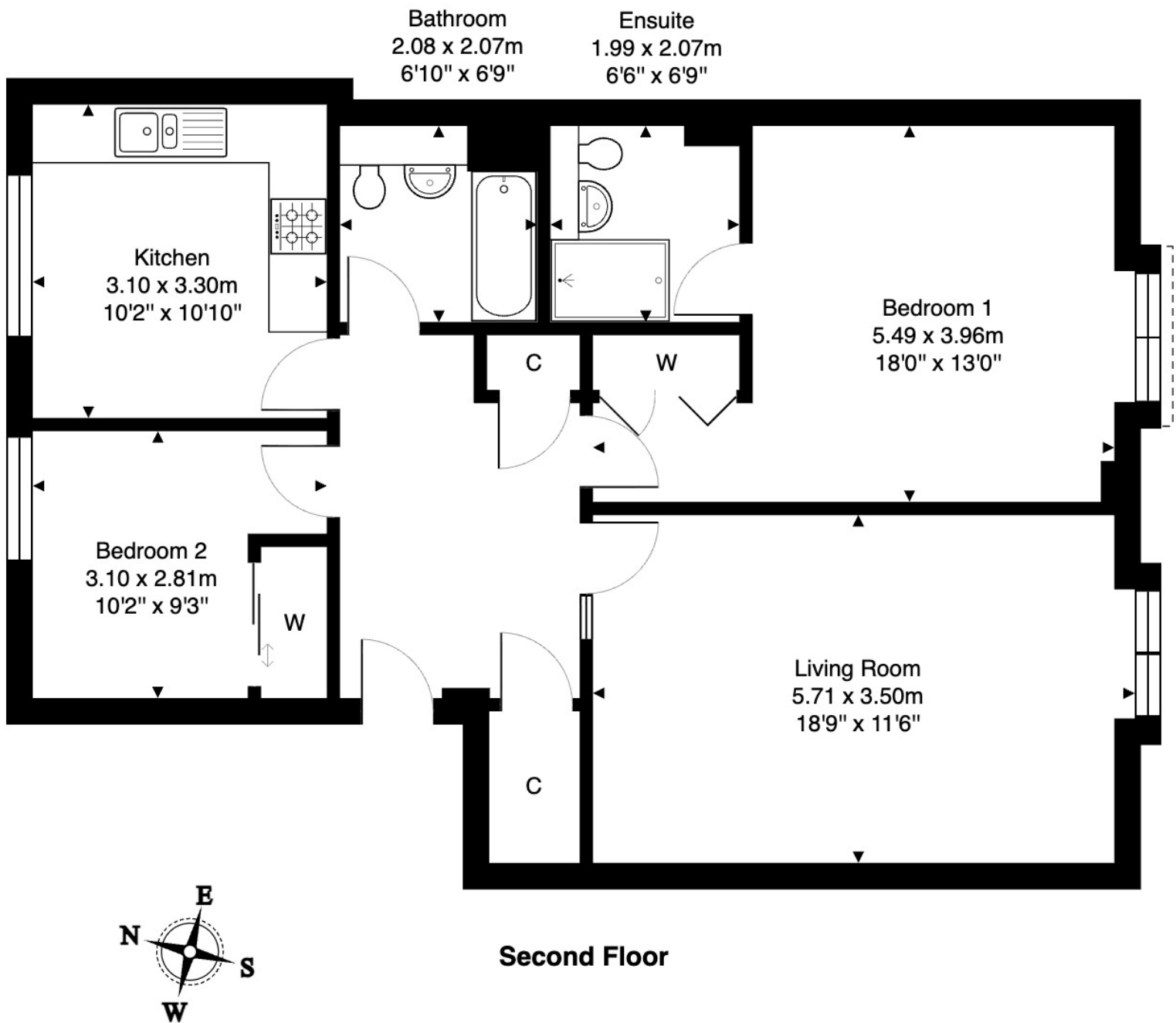
- Allocated parking spot in secure car park
- Central location
- Lift access
- Excellent storage
- Gas central heating
- Double glazing





Location

The New Town is a UNESCO World Heritage Site in the heart of the city. A cosmopolitan range of shops in the City Centre, including the St. James Quarter, Harvey Nichols, Multrees Walk, and a variety of shops on George Street, are all within easy walking distance. The cosmopolitan area of Stockbridge borders the New Town and offers a range of specialty shops, delis, bistros and popular bars. For larger retail outlets Craighleith Park is a short drive away. The green spaces of The Royal Botanic Gardens, Inverleith Park, and the Water of Leith Walkway are also nearby. Waverley Rail Station and St. Andrew Square Bus Station are easily accessible along with easy access to the tram service.



Extras

The items included in the sale of the property are the fitted floor coverings, integrated appliances, light fittings and fixtures. Free-standing appliances, furniture, and rugs may be available by separate negotiation.

Council Tax band F

The building is factored by Hacking and Patterson at an approximate cost of £420 per quarter.

Any offers should be submitted to residential@andersonstrathern.co.uk

Notes
Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.



Edinburgh
58 Morrison St
EH3 8BP
0131 270 7777

Glasgow
50 George Sq
G2 1EH
0141 242 6060

Haddington
14 Court St
EH41 3JA
01620 824 016

Lerwick
Nordhus,
Business Park
ZE1 0LZ
01595 695 262

Kirkwall
N8 Laing
Street
KW15 1NW
07484 906 800

AS Anderson Strathern
residential@andersonstrathern.co.uk