



INDIA STREET

Edinburgh, EH3



A BEAUTIFULLY APPOINTED SECOND FLOOR LATERAL FLAT ON ONE OF THE NEW TOWN'S MOST SOUGHT-AFTER STREETS.

   EPC
3-4 2 1 C

Local Authority: The City of Edinburgh Council

Council Tax band: G

Tenure: Freehold

Offers Over: £750,000

DESCRIPTION

Located on the highly desirable west side of India Street, this elegant second floor flat forms part of a Georgian terrace in the heart of Edinburgh's New Town. The property is presented in move in condition, while still offering excellent potential for a buyer wishing to enhance to their needs.

The flat benefits from wonderful natural light throughout and well-maintained sash and case windows with working shutters in every principal room.

The flat is entered via a smart communal stair. Once inside the property, you are greeted by a spacious central hall, with its distinctive curved end and access to all further rooms.

To the front of the building sits the impressive sitting room, positioned to make the most of the west-facing aspect. The room features elegant period detailing, including traditional cornicing and its characteristic sweep of wall, with views over India Street.



Set to the rear is the kitchen/dining room, a well-arranged space with ample room for dining.

The flat features four bedrooms in total. The first generous double bedroom lies off the main hall to the front of the property, with a focal fireplace and two large windows. A fourth bedroom, with direct access from the main bedroom and hall, offers flexible space as a single bedroom, home office or conversion potential to an en suite and dressing room. Two further large double bedrooms sit to the rear, with garden views.

The property is served by two well-positioned bathrooms; a family bathroom and a separate shower room, accessible from the main hall.

There is good storage throughout with a large storage cupboard off the main hall, traditional Edinburgh presses in most rooms and in built wardrobes.

Externally there is a dry-lined, secure cellar, offering excellent additional storage away from the flat itself.





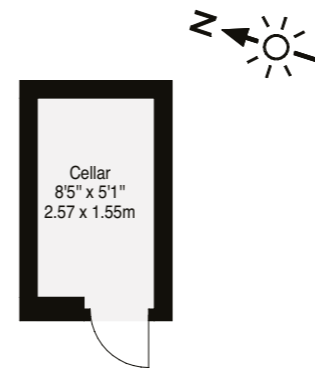
LOCATION

India Street is one of the prime addresses in Edinburgh's historic New Town, running between Heriot Row and Royal Circus and continuing north towards North West Circus Place and Stockbridge. The location offers the best of both worlds, just a short walk from the city centre and only moments from the much-loved, village-like atmosphere of Stockbridge.

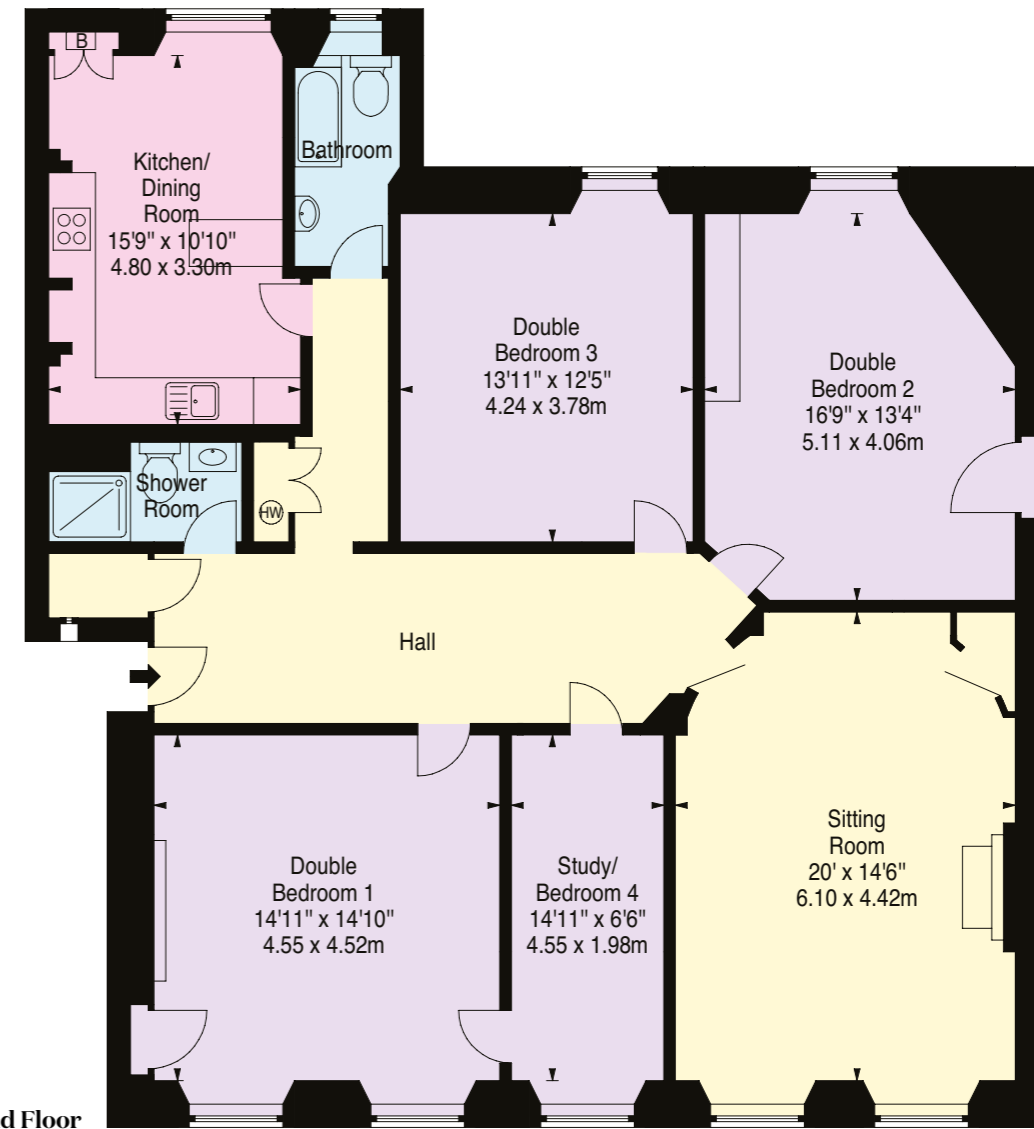
Edinburgh's city centre is renowned for its vibrant character and wide choice of excellent local amenities, including galleries, shops, restaurants, bars and bistros. The New Town itself is celebrated for having some of the finest Georgian architecture in the country and remains one of Edinburgh's most sought-after residential areas.

The area also benefits from an excellent selection of schools, including The Edinburgh Academy, Fettes College, St George's School for Girls, The Mary Erskine School and Stewart's Melville College, all within easy reach.

Residents' parking is available on the street, with permits obtainable from the Council. In addition, residents may apply for access to the extensive West Queen Street Gardens and India Street Gardens, offering beautifully maintained private green space just moments from the property.



Lower Ground Floor



Approximate Gross Internal Area = 1568 Sq Ft - 145.67 Sq M
Cellar: 43 Sq Ft - 4.00 Sq M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Financial Guarantee/Anti Money Laundering: All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

I would be delighted
to tell you more.

Rosi Dow

0131 222 9600

ros.dow@knightfrank.com

Knight Frank Edinburgh

80 Queen Street, Edinburgh

EH2 4NF

[knightfrank.co.uk](https://www.knightfrank.co.uk)

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