



## NELSON STREET

Edinburgh, EH3

# AN ELEGANT AND GENEROUSLY PROPORTIONED DOUBLE UPPER APARTMENT

In the heart of Edinburgh's New Town.



4



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3



Permit



EPC

D

Local Authority: The City of Edinburgh Council

Council Tax band: G

Tenure: Freehold

**Offers Over: £830,000**



# DESCRIPTION

Occupying the second and third floors of a striking Georgian townhouse, 11 Nelson Street is a beautifully presented four-bedroom double upper apartment offering spacious and flexible accommodation over two levels. Situated in one of the most desirable streets in Edinburgh's UNESCO-listed New Town, the property retains a wealth of period features including original flagstone flooring, intricate cornicing, and sash-and-case windows.

On the second floor, the accommodation flows from a welcoming hallway into an impressive sitting room, complete with grand proportions, ornate plasterwork, and large windows allowing natural light to flood the space. The well-appointed kitchen/breakfast room offers ample space for informal dining, while the adjoining formal dining room provides an elegant setting for entertaining. A bright study/home office overlooks the front of the property and offers a quiet retreat, ideal for home working.

Upstairs, the third floor hosts four spacious double bedrooms, including a superb principal bedroom with generous dimensions and traditional features. A large family bathroom and additional shower room ensure convenience for family living, while a separate WC completes the accommodation.

The property also benefits from a private cellar and store on the lower ground level, offering valuable additional storage.

This remarkable home combines timeless architectural charm with substantial living space in one of Edinburgh's most prestigious residential locations — just moments from vibrant city centre amenities, transport links, and green spaces such as the Royal Botanic Garden and Queen Street Gardens.



# LOCATION

The property enjoys a prime location near Queen Street Gardens East, offering access to beautifully maintained private gardens, with a key available by application.

Nelson Street lies just moments from George Street, renowned for its elegant mix of boutiques, while additional premium shopping can be found nearby. A comprehensive range of amenities is also available in the vibrant Stockbridge area, home to artisan delicatessens and independent retailers. The nearby Broughton Street adds further charm with its eclectic selection of popular bars, restaurants, and shops.

Cultural and recreational facilities abound, including the Playhouse Theatre, several gyms, and the acclaimed art galleries of Dundas Street and Princes Street.

Transport connections are excellent, with convenient access to the A1 and A90 for travel east and west. Waverley Station and the York Place tram stop are both within easy reach, offering swift links across the city and beyond.

The property is also ideally positioned for families, with leading schools such as The Edinburgh Academy, Fettes College, and George Heriot's all located within a two-mile radius.

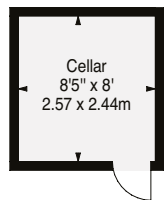




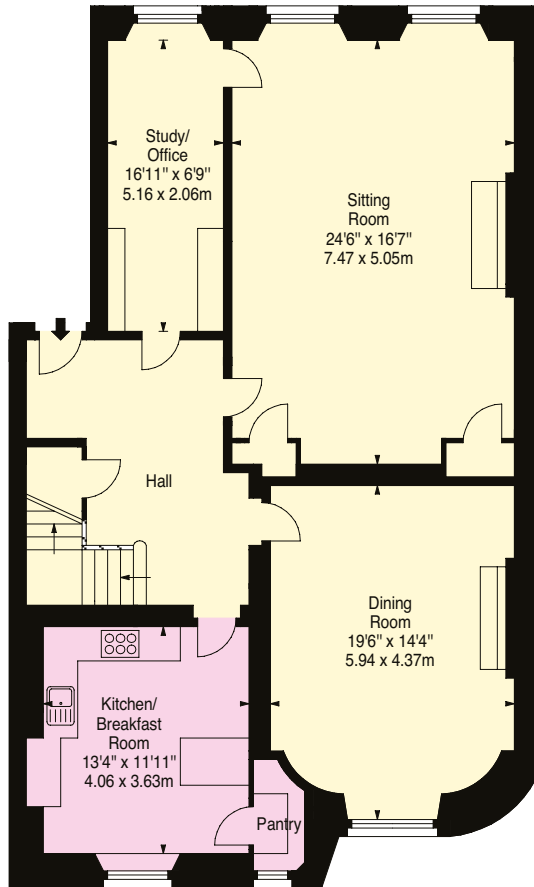
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



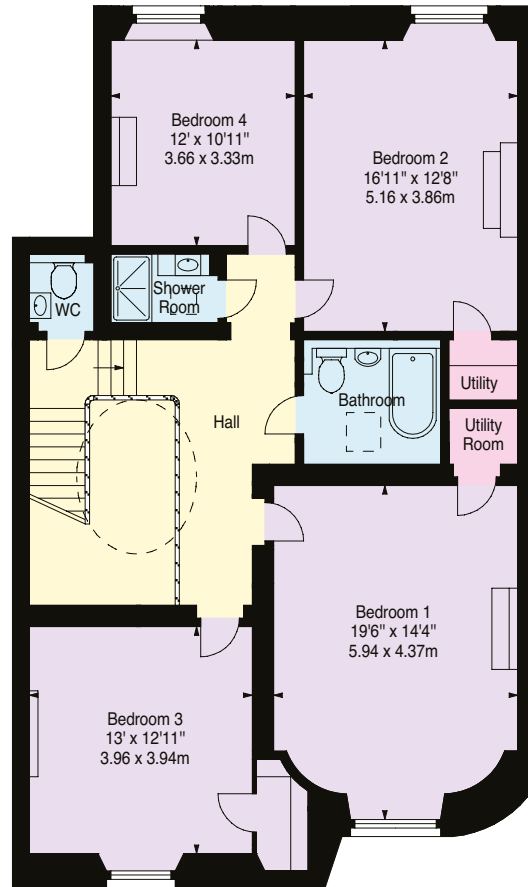
**Lower  
Ground Floor**



**Lower  
Ground Floor**



**Second Floor**



**Third Floor**



Approximate Gross Internal Area  
2515 Sq Ft - 233.64 Sq M  
Cellar & Store: 87 Sq Ft - 8.08 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.

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