



GREAT KING STREET

Edinburgh, EH3



A BEAUTIFULLY PRESENTED GARDEN APARTMENT

Offering elegant family accommodation, a delightful private garden and the rare opportunity to acquire a garage in the heart of Edinburgh’s New Town.

		
4	2	2
		EPC
Single		C

Local Authority: The City of Edinburgh Council
Council Tax band: G
Tenure: Freehold

Offers Over: £1,100,000



DESCRIPTION

Occupying the lower ground and garden levels of an elegant Category A-listed townhouse on Great King Street, this beautifully presented apartment extends to over 2,000 sq ft and offers wonderfully balanced accommodation, combining fine period proportions with contemporary family living.

The property has been thoughtfully renovated and meticulously maintained by the current owners, creating a stylish and welcoming home of considerable character. Accessed via a private entrance, the accommodation is arranged over two levels and benefits from impressive ceiling heights and a superb balance of formal and informal living space.

Upon entering the property, the principal bedroom suite is particularly impressive, featuring bespoke fitted wardrobes and a beautifully appointed en suite shower room.





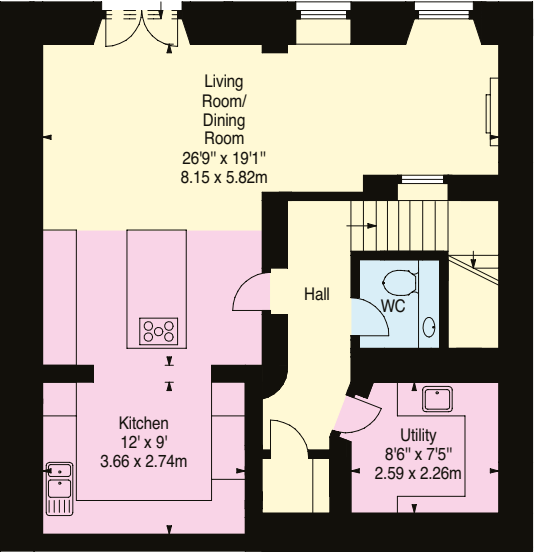
There are three further double bedrooms, all generously proportioned and enjoying excellent ceiling heights, together with a well-appointed family bathroom, providing flexible accommodation ideally suited to modern family living.

To the rear, a handsome sitting room enjoys excellent natural light and features an attractive fireplace, creating a comfortable and elegant space for both entertaining and everyday living.

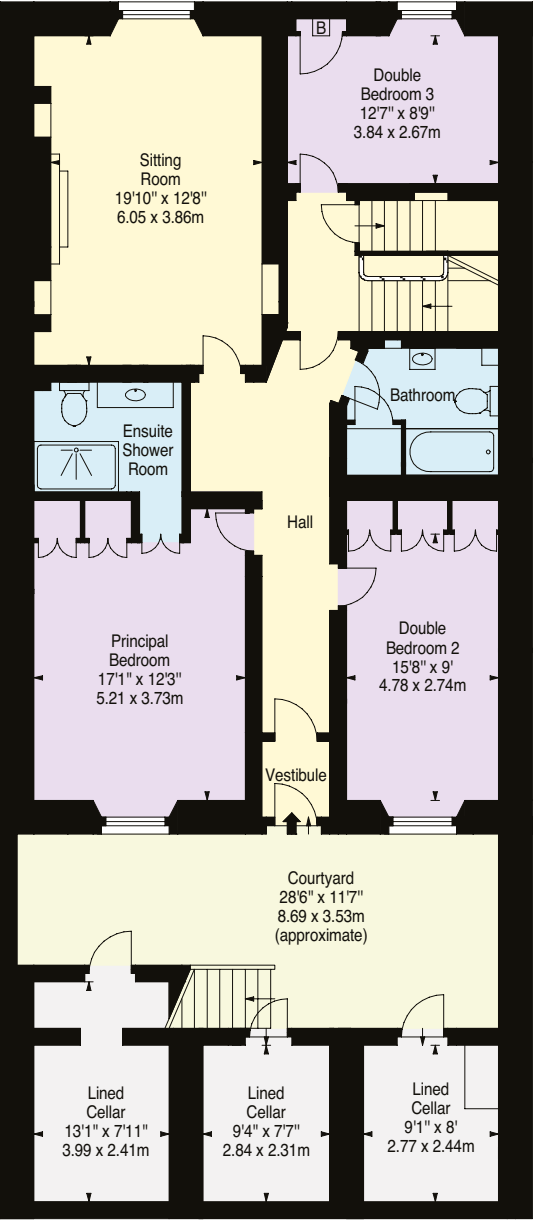
At garden level, the spacious dining kitchen forms the heart of the home. Overlooking the garden and providing direct access to the outside, the room offers excellent space for informal dining and family gatherings. A useful utility room and separate WC complete this level.

A particular feature of the property is the delightful private rear garden. Beautifully landscaped and enjoying a high degree of privacy, it provides a peaceful outdoor retreat in the heart of the New Town and an ideal setting for dining and entertaining.

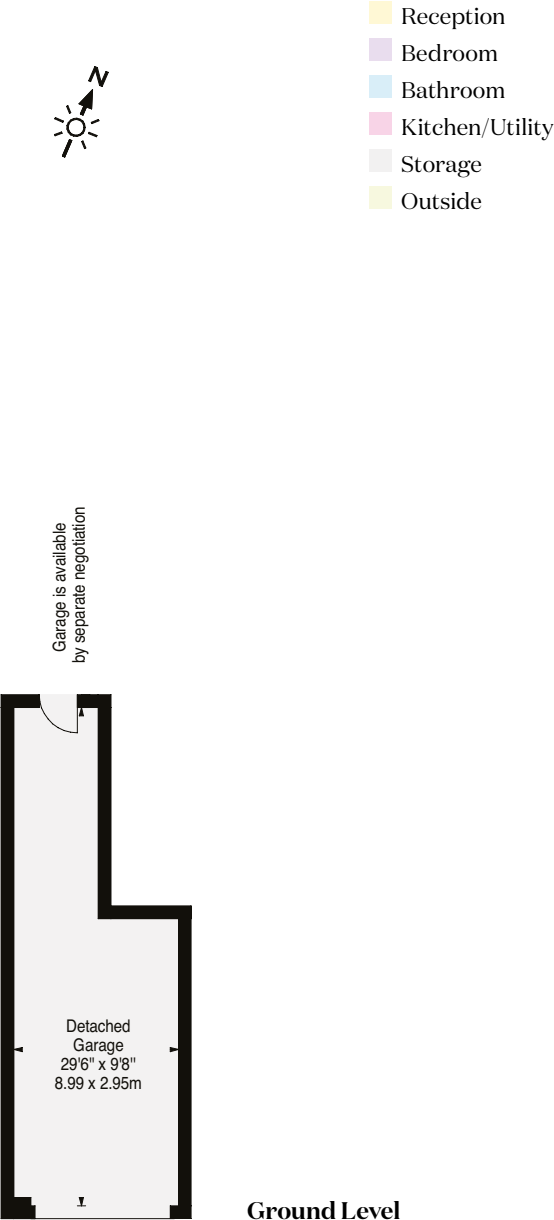




Garden Level



Lower Ground Level



Ground Level

Approximate Gross Internal Area 2047 Sq Ft - 190.17 Sq M
Detached Garage & Lined Cellars: 517 Sq Ft - 48.03 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.

The property further benefits from three fully lined under-pavement cellars, providing excellent additional storage, together with residents’ permit parking.

A single garage is available by separate negotiation, with first refusal to be offered to the purchaser of the property.

Great King Street is regarded as one of Edinburgh’s finest residential addresses, forming part of the city’s UNESCO World Heritage-listed New Town. Residents enjoy immediate access to an outstanding range of amenities, including independent shops, cafés, restaurants and cultural attractions within the city centre, while the green open spaces of Inverleith Park and the Royal Botanic Garden are both within easy reach.

LOCATION

Great King Street is situated in an elegant and tranquil location which belies its close proximity to the city’s bustling centre. A peaceful Georgian residential street, which is entirely A listed and is part of Edinburgh’s New Town, designated a UNESCO World Heritage site due to its architectural importance. The neighbouring area of Stockbridge is a lively hub and much sought after area of Edinburgh due to its thriving village atmosphere with excellent amenities such as galleries, bars, restaurants, coffee shops, a weekly artisan street market, and a Waitrose in Comely Bank.

Ample green space surrounds the area with parks, cycle paths and Botanical Gardens. Edinburgh is highly regarded for its excellent selection of public and private schools, all of which are within easy reach. The area benefits from zoned parking and access to Edinburgh’s public transport network, Waverley and Haymarket stations, the city bypass and Edinburgh International Airport.



I would be delighted
to tell you more.

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