



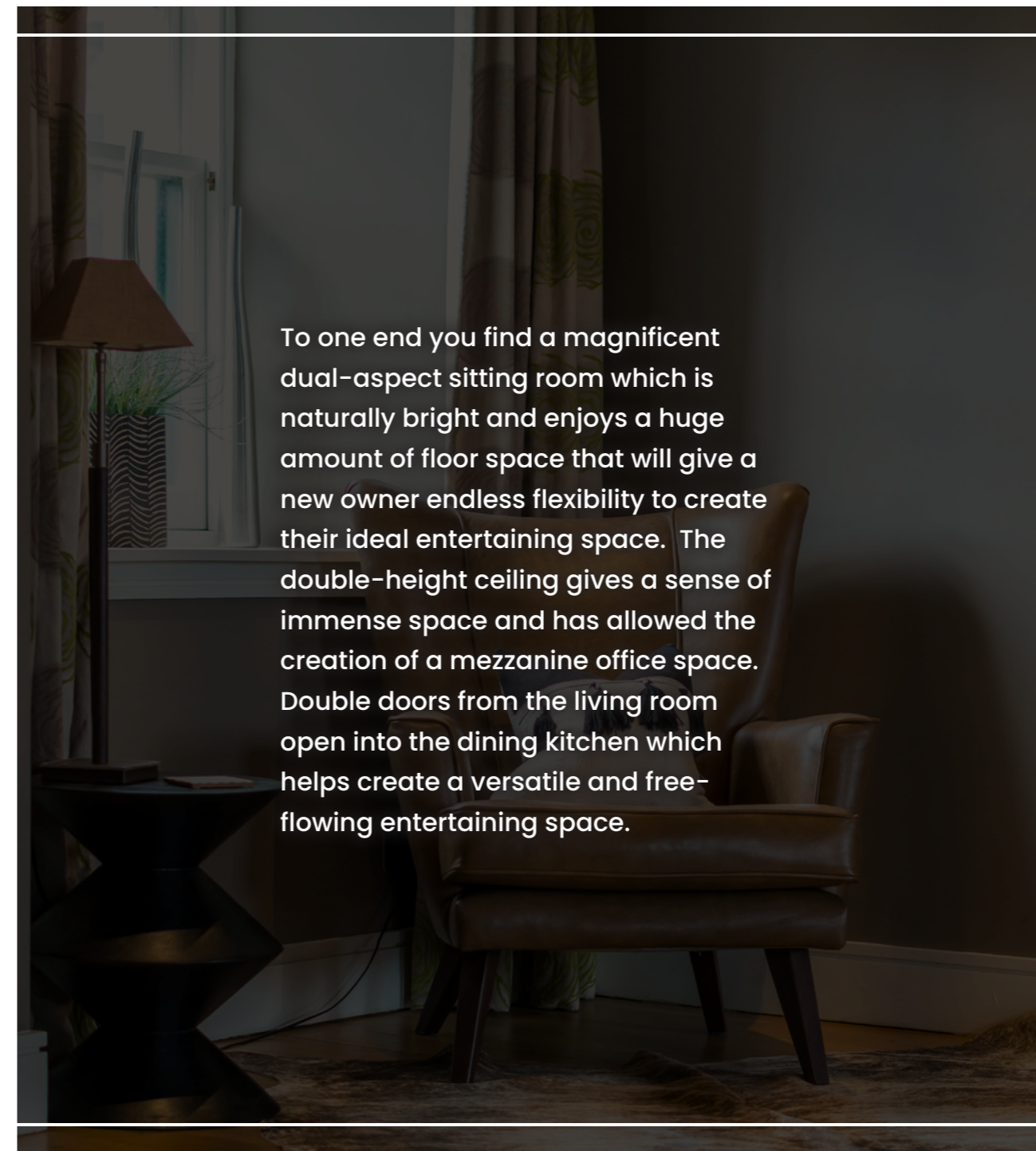
56/5 THISTLE STREET, NEW TOWN, EDINBURGH, EH2 1EN

McEwan Fraser is delighted to present this stunning three-bedroom top-floor apartment on Thistle Street in the heart of the New Town.

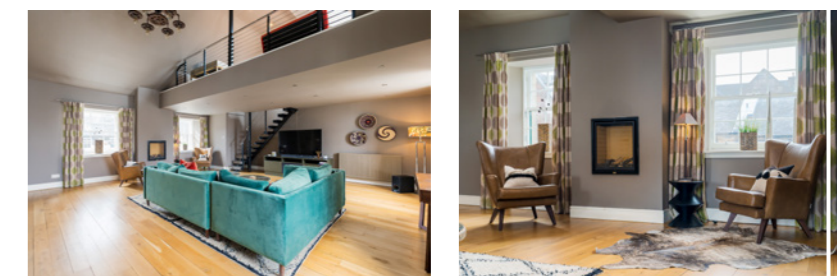
Presented to the market in immaculate internal condition and boasting over 200m² of living space, the property forms part of a converted auction house that was renovated by Sundial Properties. This loft-style apartment and formerly commercial building are a wonderful option for someone looking to step away from a traditional Georgian flat into a property with a much more contemporary feel. The property is offered to the market chain free and also comes with a secure garage accessed from Thistle Street South West Lane.

The property is accessed from a well-maintained common entrance that has a secure entryphone system. The door to the apartment opens into a wide entrance hallway that gives access to all apartments.





To one end you find a magnificent dual-aspect sitting room which is naturally bright and enjoys a huge amount of floor space that will give a new owner endless flexibility to create their ideal entertaining space. The double-height ceiling gives a sense of immense space and has allowed the creation of a mezzanine office space. Double doors from the living room open into the dining kitchen which helps create a versatile and free-flowing entertaining space.





The dining kitchen boasts an ample range of contemporary base units and ample wall-mounted shelving. There is plenty of prep and storage space and a range of integrated appliances that will satisfy the most demanding home cooks. The kitchen can also comfortably accommodate an eight or ten-seat table and supporting furniture.

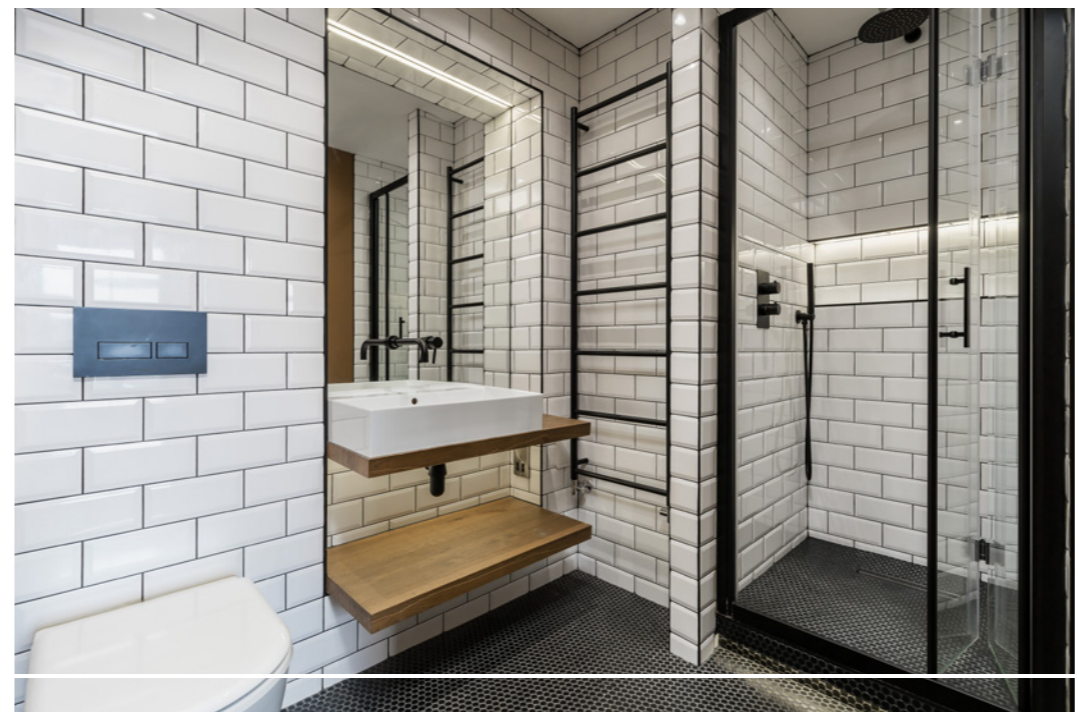


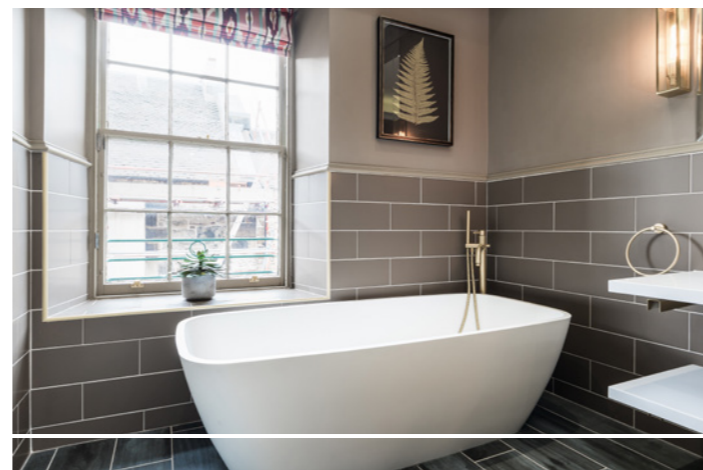


The master bedroom is at the opposite end of the hall and enjoys a quiet aspect to the rear of the property. This generous bedroom has bold contemporary décor, neutral carpets, and an integrated wardrobe. The master bedroom also benefits from a stunning en-suite shower room which has recently been refitted to an exacting standard. The second bedroom also has a rear aspect and is separated from the master bedroom by the main bathroom. Bedroom two is a further ample double bedroom that also enjoys an integrated wardrobe and ample space for a full suite of freestanding bedroom furniture. Bedroom three overlooks Thistle Street itself and it is a further ample double bedroom with a stylish en-suite shower room. The internal accommodation is completed by a beautiful main bathroom with a free-standing bath and a separate wetroom-style shower.

This a magnificent city centre apartment that needs to be seen to be fully appreciated.







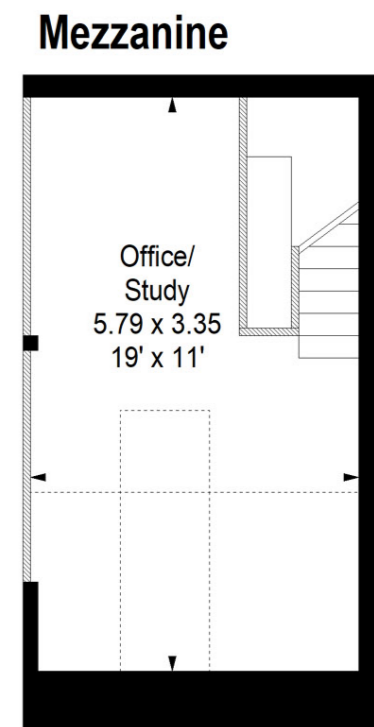


FLOOR PLAN & DIMENSIONS



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The New Town of Edinburgh enjoys an international reputation as a UNESCO World Heritage Site. Some argue that there are no better examples of Georgian architecture on such a scale and in such conditions.

The New Town dates to the late eighteenth century and was constructed around a plan conceived by the architect James Craig who was, at that time, only twenty-three years old. His vision, based on a system of parallel streets and squares, was developed and extended over the next century reaching out to the Greenside in the east, Canonmills and Stockbridge in the north and out as far as Haymarket in the west. The castle rock and Nor' Loch, now Princes Street Gardens, formed a natural boundary to the south. This area forms the very heart of the city and is considered a masterpiece of city planning.

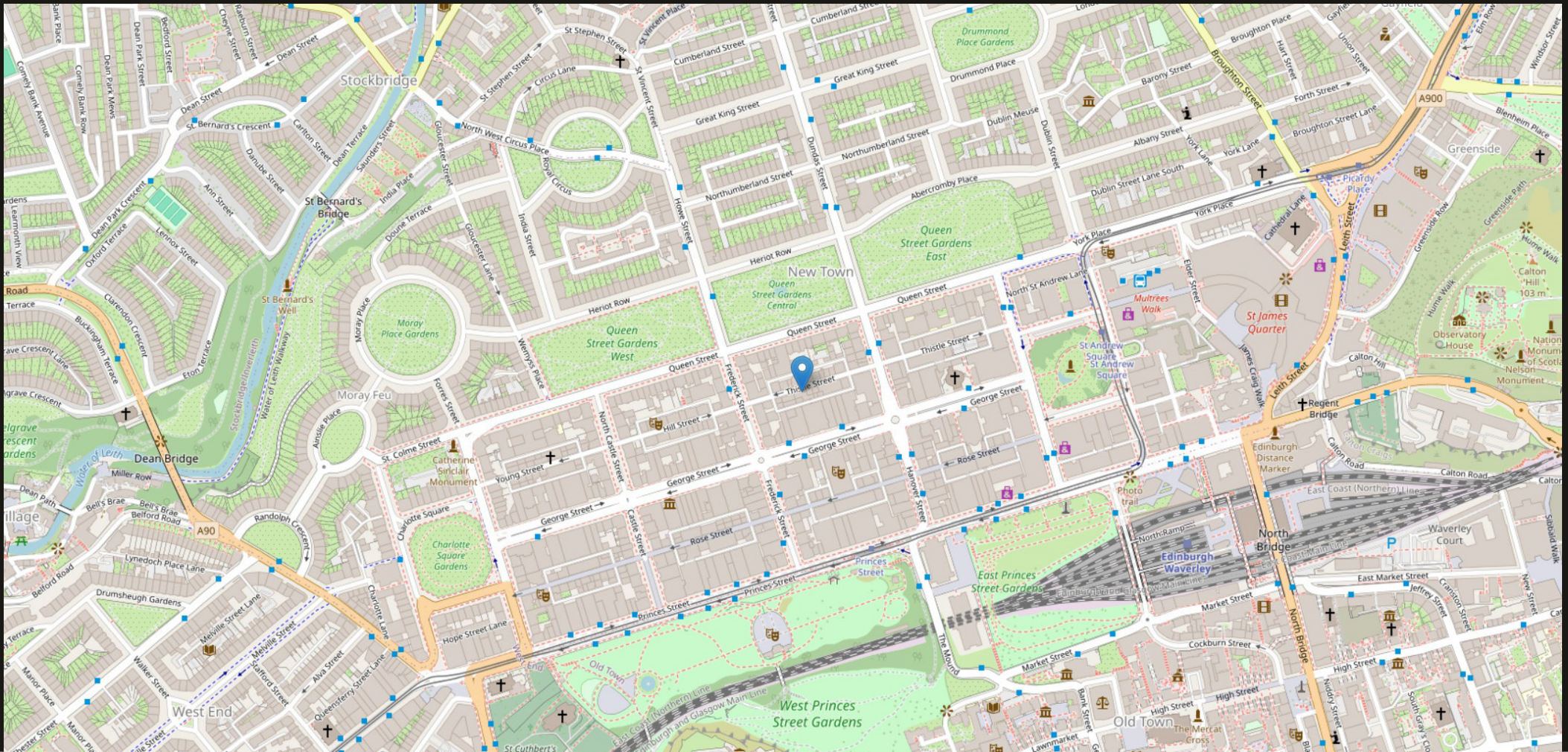




Thistle Street is ideally positioned for the city's best shopping facilities which are available on Princes Street, George Street, and the all-new St James' Quarter which are within easy walking distance. There is immediate access to banks, building societies, and other financial services, as well as world-class bars and restaurants.

The famous Playhouse Theatre and the Omni Centre are also within walking distance. For those who prefer open-air recreational facilities, Princes Street Gardens, the Botanic Gardens, and Inverleith Park are readily accessible. From Warriston, the routes of the old railway lines radiate out in a variety of directions providing interesting walks with new perspectives on otherwise familiar parts of the city.

Waverly Station is readily accessible and offers a fantastic train service getting you to London in around four and a half hours. The property is also situated close to the tram stop at York Place providing quick and convenient travel to Edinburgh Airport. The tram network has transformed the city and is a fast efficient and safe public transport system that is the envy of Europe. People can move seamlessly across the city without the current frustrations of traffic diversions.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

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Text and description
MICHAEL MCMULLAN
 Surveyor



Layout graphics and design
ALLY CLARK
 Designer