



*TWO BEDROOM TOP FLOOR FLAT IN
THE HEART OF THE NEW TOWN*



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McEwan Fraser Legal is delighted to present this two bedroom historic tenement top floor flat in the heart of the New Town. The property has been recently renovated and in walk in condition. The property is in a fantastic location, walking distance to all parts of the city centre, and transport links.

Inside, the property comprises of an open plan living, kitchen dining area. The kitchen is fully equipped, with the addition of white goods. The kitchen has been recently renovated with tasteful and neutral decor. The flat has two large double bedrooms, providing ample space for additional units and storage. One of the bedrooms has built in wardrobes. The bathroom is has also been recently renovated and comprises of a 3-piece suite, with modern neutral decor.

In addition to this, the property includes has gas central heating, with a newly fitted boiler and radiators. This is a rare opportunity to acquire a historic flat in the heart of the New Town.

The Property







Bedroom 1

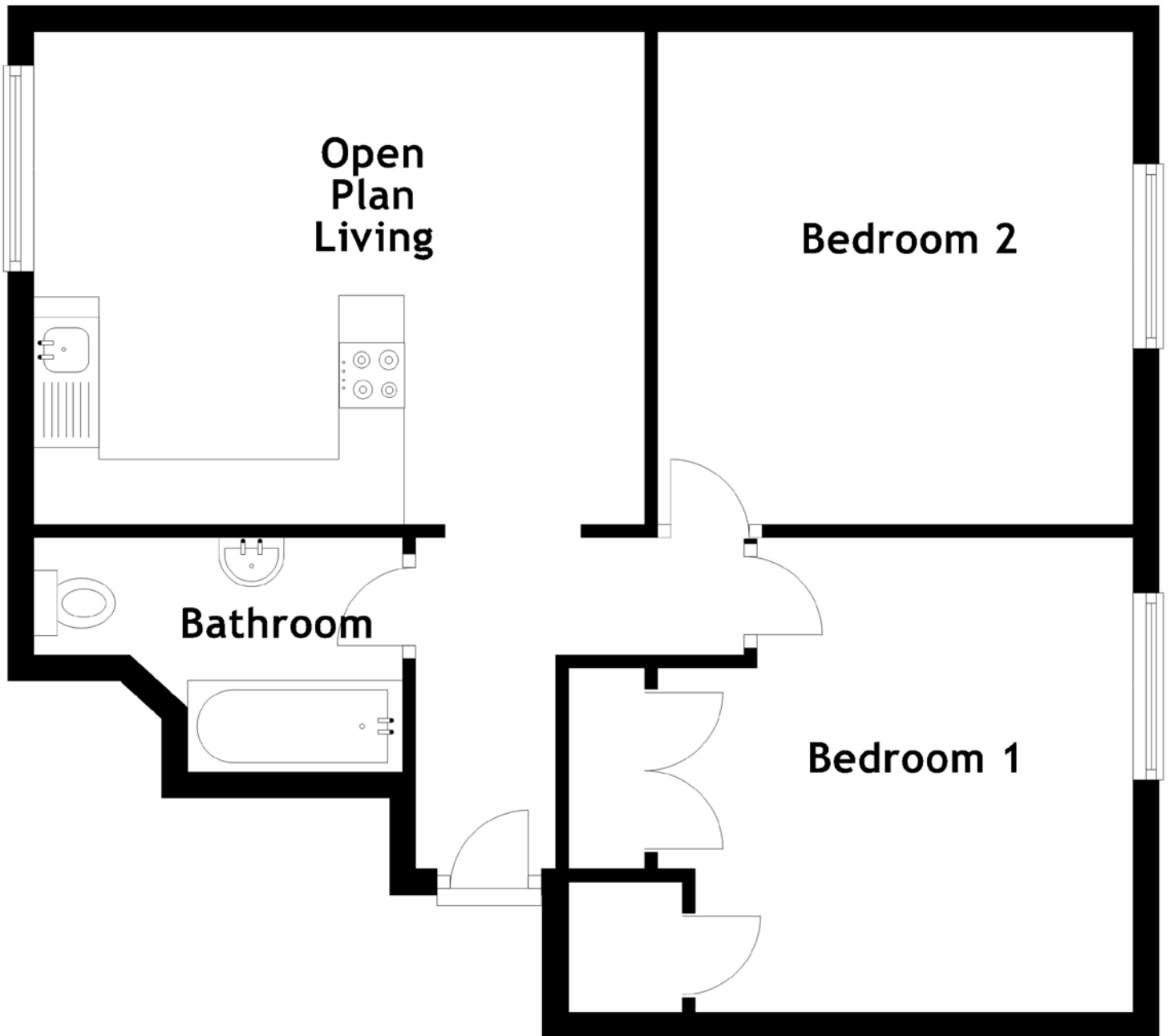




Bedroom 2







Approximate Dimensions

(Taken from the widest point)

| | |
|------------------|-------------------------------|
| Open Plan Living | 4.69m (15'5") x 3.78m (12'5") |
| Bedroom 1 | 3.65m (12') x 3.64m (11'11") |
| Bedroom 2 | 3.78m (12'5") x 3.65m (12') |
| Bathroom | 2.83m (9'3") x 1.80m (5'11") |

Gross internal floor area (m²): 54m²

EPC Rating: C



Edinburgh's city centre and New Town are famous for their Georgian and Victorian architecture. There is possibly no greater concentration of this style and quality of architecture to be found anywhere else in Britain. Princes Street, with its beautiful backdrop of Edinburgh Castle and Princes Street Gardens, offers some of Edinburgh's most specialist shops as well as truly extensive shopping facilities. The two magnificent squares, St Andrew Square and Charlotte Square, are linked by George Street and along with Queen Street, are home to Edinburgh's business world. There is an endless variety of restaurants and bars with every possible taste in food catered for. Hotels, theatres and cinemas are all within easy reach at the West End and are, at most, a five minute taxi trip away. Art galleries and places of historical interest abound.

Small local shopping centres are distributed all around the East End and New Town, and these supply all daily requirements perfectly adequately. These areas also provide their own local building society, banking and post office facilities. Naturally, there are regular bus services to all parts of the city and beyond whilst Haymarket and Waverley Station provides an excellent train service to all parts of the country.



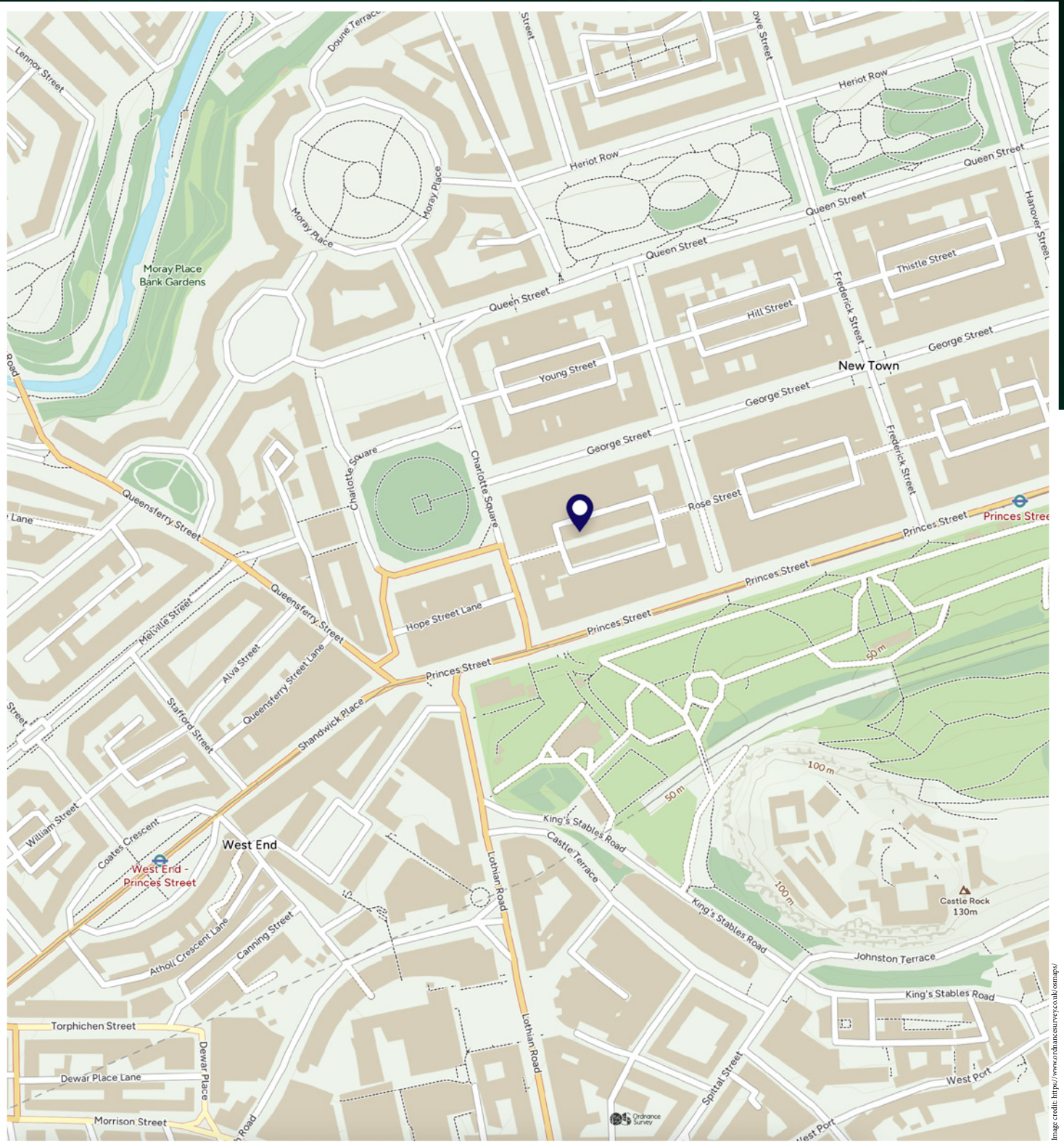


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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Exchange
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THE SUNDAY TIMES
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