

FLAT 2, 53 NORTH CASTLE STREET

NEW TOWN, EDINBURGH, EH2 3LJ



**McEwan Fraser Legal**
Solicitors & Estate Agents



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McEwan Fraser Legal is delighted to present this generously proportioned three-bedroom double upper, top-floor flat which is flooded with natural light. The property is situated in the sought after central location of Edinburgh's New Town and benefitting from having been modernised by the current owners and offers a thoughtfully designed layout, the property is well-suited to a range of buyers.





Upon entering, the modern kitchen is well-equipped with high-quality integrated appliances, including an induction hob, fan oven, fridge freezer, and dishwasher. Underfloor heating adds an extra layer of comfort.

The living room is generously proportioned and features a decorative fireplace, offering a welcoming space for relaxation and various furniture arrangements. A separate dining room provides a dedicated area for entertaining or family meals and could serve as an extra bedroom.







The master bedroom, located on the main level of the property, benefits from integrated wardrobes. The main bathroom has a four-piece suite, including a separate bath and shower, and a separate WC is also available on this level for convenience.







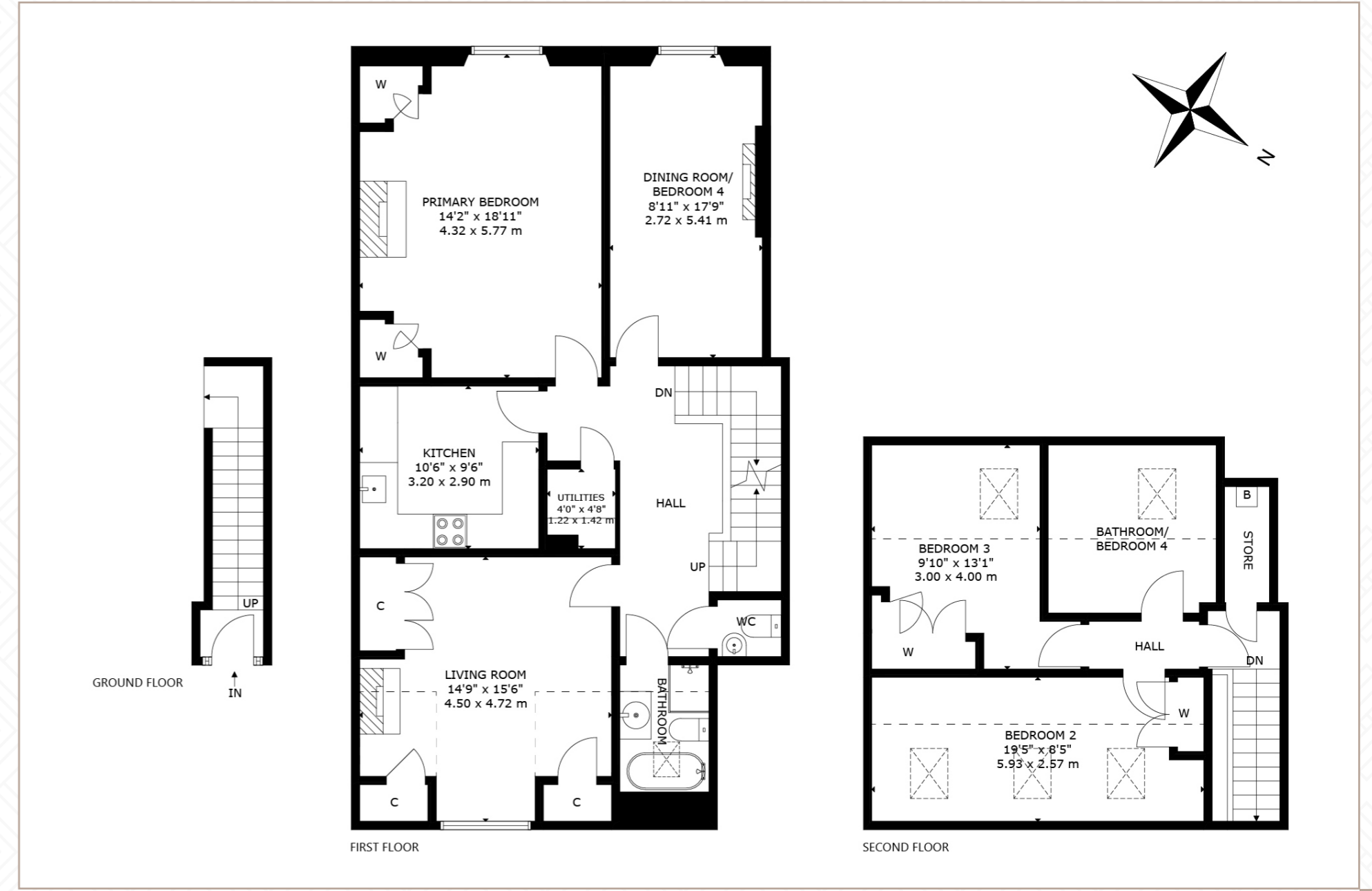
On the upper floor, there are two spacious double bedrooms, both offering ample storage and natural light. Additionally, a third bedroom is currently undergoing conversion into a second bathroom, which will be fully completed before the sale, with all necessary permissions and approvals secured.





The property's central location ensures easy access to shops, restaurants, cafes, and excellent transport links, making it ideal for those seeking a well-connected home in Edinburgh's bustling city centre. The flat also permits residents access to the sought-after pleasure grounds of Queen Street Gardens West and has an HMO licence approved however not used, as such a future buyer could use the property as a house of multiple occupancy with the correct consent. There is a gas combination boiler which has been annually serviced serving the property and on-street permit parking for residents and metered parking for visitors.





THE LOCATION

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Situated in the heart of Edinburgh's New Town, a designated UNESCO World Heritage Site, North Castle Street offers a rare opportunity to live in one of the city's most prestigious and architecturally significant areas. Known for its grand Georgian townhouses, wide streets, and elegant crescents, New Town is a prime location that blends historic charm with modern city living.

Residents enjoy a wealth of local amenities, including boutique shops, award-winning restaurants, and stylish cafés on George Street and Princes Street, both just a short stroll away. The area is also home to renowned cultural institutions, such as the Scottish National Gallery and the Edinburgh Playhouse, providing world-class entertainment on your doorstep.

One of the standout features of this location is its breathtaking views of Edinburgh Castle, one of Scotland's most iconic landmarks and a must-visit tourist attraction. Just a short walk away, the Castle sits proudly atop Castle Rock, offering spectacular panoramas of the city and a deep dive into Scotland's rich history.



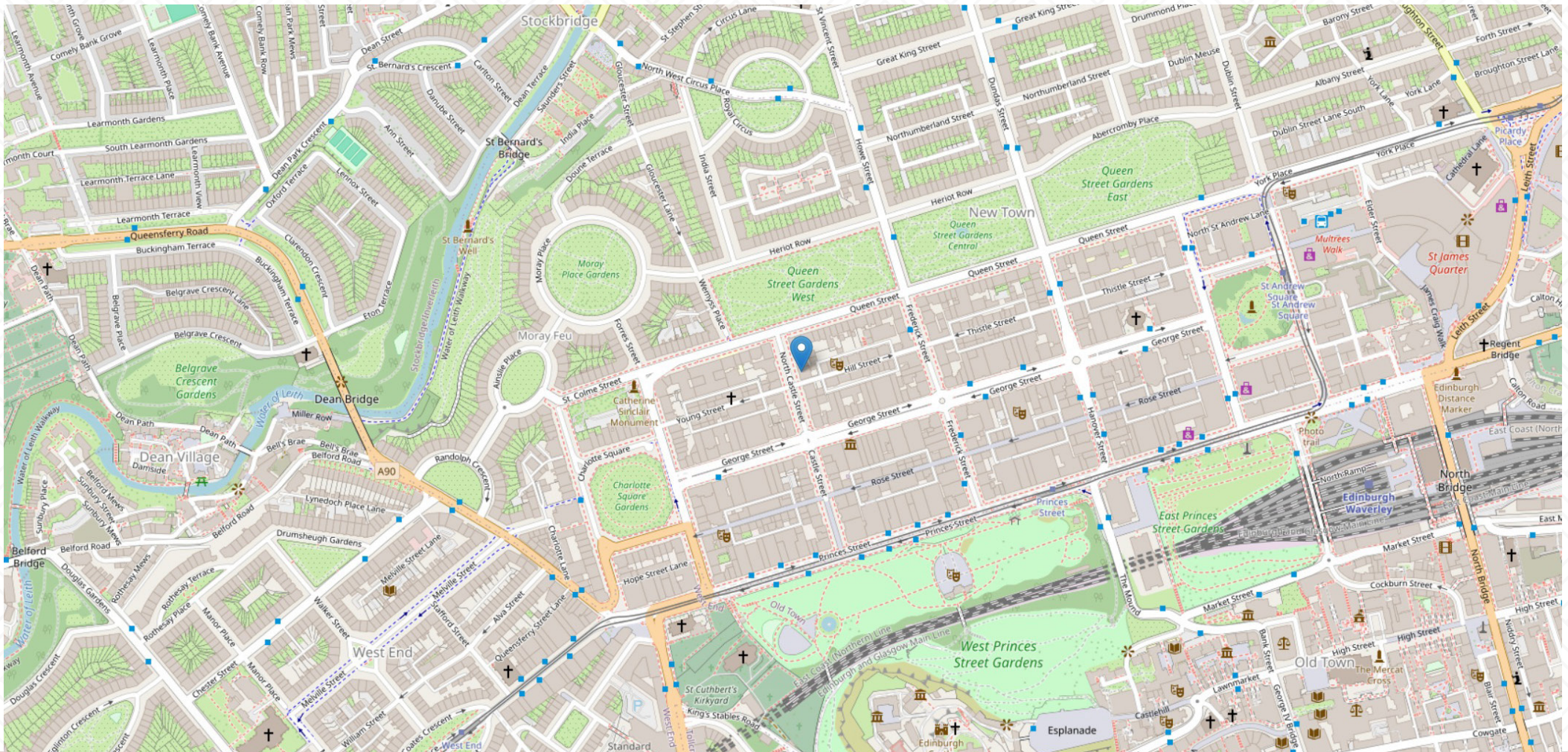


For outdoor enthusiasts, Princes Street Gardens and Queen Street Gardens offer tranquil green spaces amidst the city, while excellent transport links, including Waverley Station and Edinburgh's tram network, ensure easy access across the city and beyond.

With its rich history, unbeatable central location, and vibrant lifestyle, North Castle Street in Edinburgh's New Town is an exceptional place to call home.







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