

18/3 Queensferry Street

WEST END, EDINBURGH, EH2 4QW



*Magnificent late Georgian flat to the market,
located in the New Town conservation area*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser is delighted to present this magnificent late Georgian flat to the market. Located in the New Town conservation area, the property occupies the third/top floor of a B-listed tenement which was designed by the prominent architect James Gillespie Graham. Internally, the property has retained a wealth of period features and enjoys superb views across the Edinburgh skyline. There are three double bedrooms, a living room, dining kitchen, bathroom and a central hallway with storage and a WC.

Approached via a secure entry phone system and a shared stairwell, the flat's front door opens into a spacious entrance hall with room for furniture items, handy built-in storage and a WC. The hallway offers a welcoming introduction to the home and sets the tone for the interiors to follow, the hall is presented with neutral décor enhanced by practical laminate flooring and a soaring ceiling adorned with classic cornicing.

THE LIVING ROOM



The accommodation is focused toward an impressive living room with plenty of natural light which arrives through traditional sash and case windows which are framed with their original shutters. This elegant living room enjoys views towards Edinburgh Castle and offers plenty of flexibility for different furniture configurations. This will give the new owner plenty of scope to create their ideal entertaining space. The living room enjoys warm décor accompanied by the same flooring as the hall and an attractive cornice detail. Built-in storage also features.

THE KITCHEN



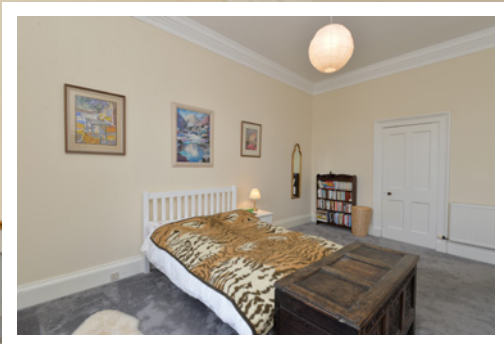
Across the hall, a spacious dining kitchen awaits. Enjoying a sunny aspect with lovely views of St Mary's Cathedral, the kitchen is fitted with a wide selection of modern wood-style cabinets and coordinating worktops. An electric oven, a gas hob and an extractor fan are integrated; there is also an under counter washing machine and a dishwasher. A large cupboard gives space for a free-standing fridge freezer.





The flat incorporates three double bedrooms. Echoing the impressive proportions of the living room, the master bedroom offers ample space for freestanding bedroom furniture and enjoys attractive neutral décor framed by elegant cornicing. A large south-facing sash-and-case window floods the room with sunshine, whilst a generous built-in cupboard provides handy hidden storage. The remaining bedrooms are also attractively decorated and adorned with original cornicing. All three bedrooms retain their working shutters. Completing the accommodation is an airy bathroom, comprising a bathtub with an overhead shower and a bi-folding glazed screen, a traditional-style pedestal basin, a hidden-cistern toilet and a wall-mounted vanity cabinet.

BEDROOM 1



BEDROOM 2



BEDROOM 3



THE BATHROOM

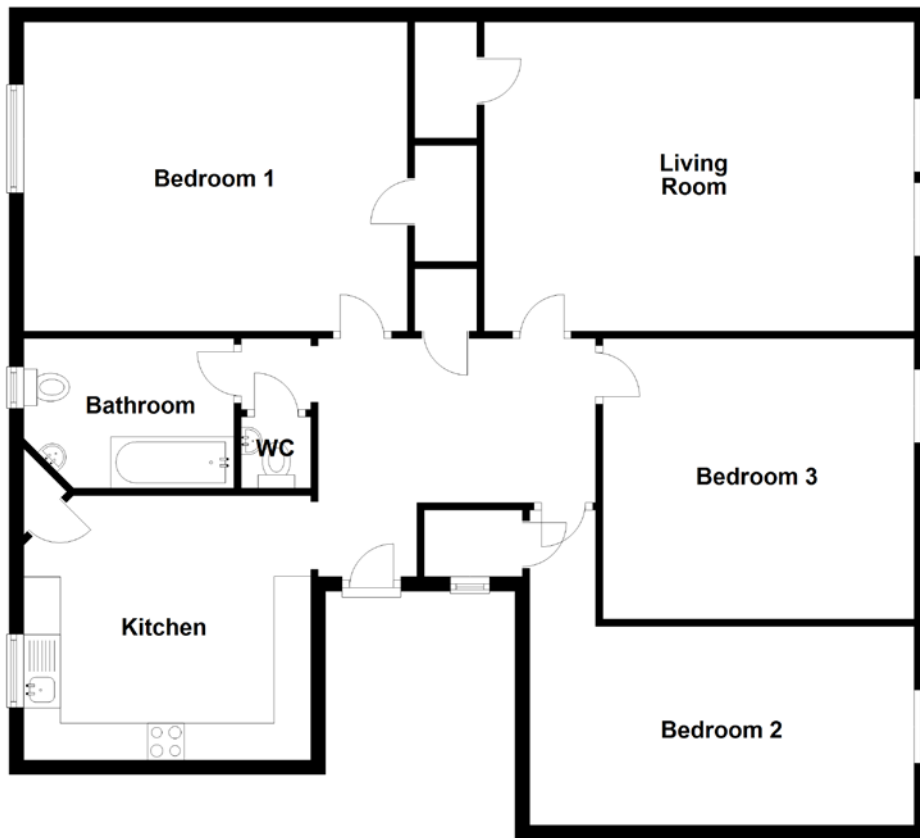


The property benefits from an efficient gas central heating system. Controlled on-street parking on Queensferry Street and in the vicinity falls under Zone 1.

THE VIEW



FLOOR PLAN, DIMENSIONS & MAP

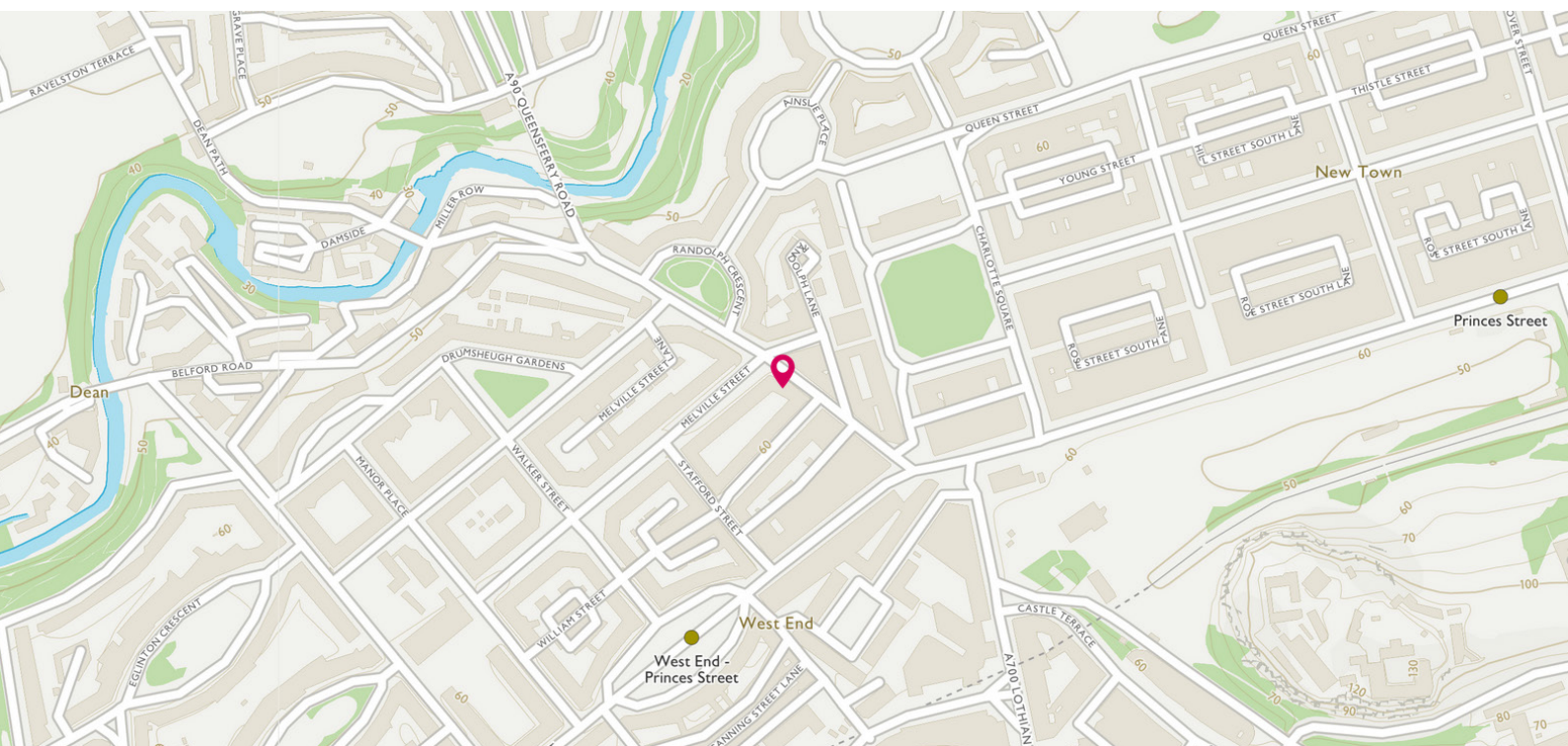


Approximate Dimensions (Taken from the widest point)

Living Room	5.87m (19'3") x 4.22m (13'10")
Kitchen	3.87m (12'8") x 3.61m (11'10")
Bedroom 1	5.24m (17'2") x 4.13m (13'7")
Bedroom 2	5.25m (17'3") x 4.30m (14'1")

Bedroom 3	4.25m (13'11") x 3.83m (12'7")
Bathroom	2.87m (9'5") x 2.04m (6'8")
WC	0.97m (3'2") x 0.95m (3'1")

Gross internal floor area (m²): 118m²
EPC Rating: D



THE LOCATION

Edinburgh's city centre and West End are famous for their Georgian and Victorian architecture. The elegant buildings are renowned for offering spacious flats and townhouses with real character. There is possibly no greater concentration of this style and quality of architecture to be found anywhere else in Britain.





Nearby, 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, they 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 walk away. There are also art galleries and places of historical interest in the area. Small, local shopping centres are distributed all around the West End and New Town at places like William Street and Queensferry Road, and these supply all daily requirements adequately. These areas also provide their own local building society, banking and Post Office services. Naturally, there are regular public bus services to all parts of the city and beyond, whilst Haymarket and Waverley Stations provide an excellent train service to all parts of the country.




McEwan Fraser Legal
 Solicitors & Estate Agents

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

**Part
 Exchange
 Available**



Text and description
MICHAEL MCMULLAN
 Area Sales Manager



Layout graphics and design
ALLY CLARK
 Designer

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