



10 (3f1), Drumsheugh Place, Edinburgh, EH3 7PT

www.mcdougallmcqueen.co.uk



McDougall McQueen are delighted to offer to the market this elegant and spacious top floor one bedroom flat retaining many period features, forming part of an impressive traditional tenement building commanding magnificent views over the City. The property boasts a prime position in the heart of Edinburgh's West End close to an abundance of amenities and transport links. Presented to the market in good order throughout we would recommend an early viewing.

- Elegant living/dining room complemented by corniced ceiling, working shutters on the windows and a feature fireplace.
- Dining kitchen equipped with a range of wall and base units along with integrated appliances, fabulous views.
- Spacious double bedroom with corniced ceiling, lovely views over the city.
- Bathroom comprising WC, wash hand basin and bath with shower over.
- Sash and case windows.
- Gas central heating.
- Permit parking.



Location

Located in the very heart of the city's West End, Drumsheugh Place could hardly be more central or convenient, with all the city has to offer virtually on the doorstep. Princes Street and vibrant George Street with the designer shops and stylish restaurants are within minutes, yet the area retains a charming village like atmosphere with cobbled streets, Georgian and Victorian architecture featuring throughout. There are numerous small independent shops, as well as a Marks & Spencer food outlet, a Sainsbury's and a Scotmid all within minutes of the flat, as are a wonderful variety of coffee houses, restaurants and bars. The Scottish National Gallery of Modern Art one and two are within a pleasant stroll. Indeed, the Usher Hall, Traverse and Lyceum Theatres, the Edinburgh Filmhouse and Odeon Cinema are all within minutes on foot. There are delightful leafy riverbank walks by the Water of Leith, several access paths to the city's cycle path network and Edinburgh Sports Club offering a wide programme of activities, all within close proximity. Bus services are on hand to many other parts of the city and a tram stop on Shandwick Place provides a direct link with Edinburgh International Airport. In addition, Waverley and Haymarket railway stations are only minutes away by taxi.

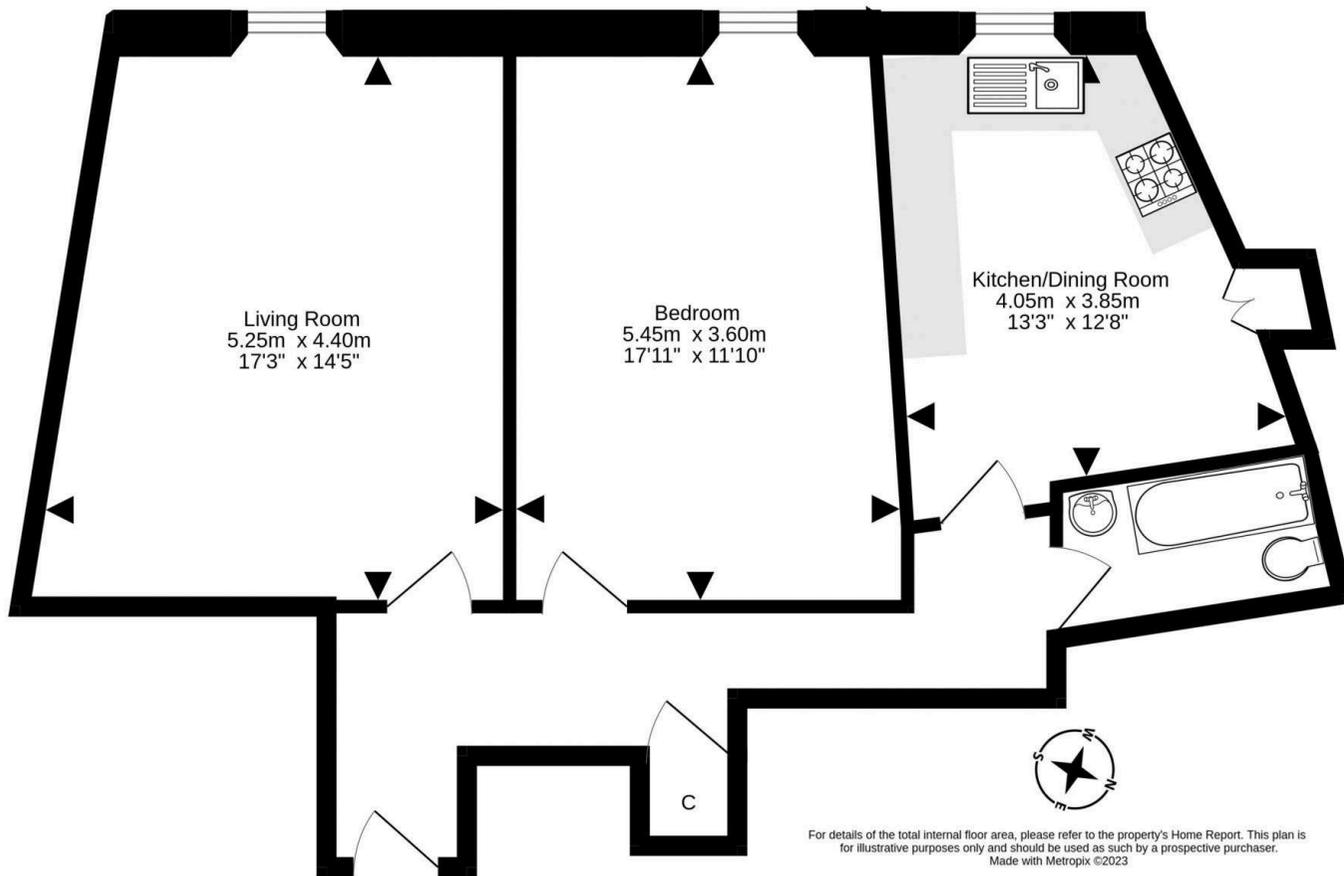
Extras

Included in the sale are the integrated kitchen appliances, fixtures & fittings and all floor coverings.

Price & Viewing

For price and viewing information or further details on this property please contact agent.

EPC Band - D



Bruntsfield Office: 103-105 Bruntsfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193
 Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546

E: property@mcdougallmcqueen.co.uk
www.mcdougallmcqueen.co.uk

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

