



Wow!! A fabulous FIRST FLOOR FLAT enjoying a prime city centre location just round the corner from Princes Street. It has been refurbished to a high standard of finish with many special finishes. Recently a highly successful short-term let, it would also suit as a pied-a-terre or full time owner occupier.

Hall, Superb open plan Living/Dining/Kitchen space; Bedroom & lavish shower room. Gas CH; Residents' Zone Parking.

Viewing: call 07776 198 960 (agent).

Offers Over £279,000

Location

Edinburgh's fashionable west end boasts not only easy access to the multi-national retail outlets of Princes Street & George Street but traditional "local" shops in neighbouring William Street and Queensferry Street itself. Stockbridge with its quaint shops, weekly market, restaurants, bistros & cafes is within walking distance to the north. Most residents' working in town, understandably walk to work but there is a huge choice of buses, literally on the doorstep and of course the Tram affords easy access both east & west (to the airport). In addition, Haymarket rail station is only 5 mins' walk. This Georgian period street now has an almost continental atmosphere to it with the hustle and bustle of day to day life going on, yet strangely, it can be quiet at times. There are some lovely walks nearby down the Water of Leith walkway, or even Princes Street Gardens. Residents' Zone parking is readily available and there are plenty of spaces to hand.

The Property

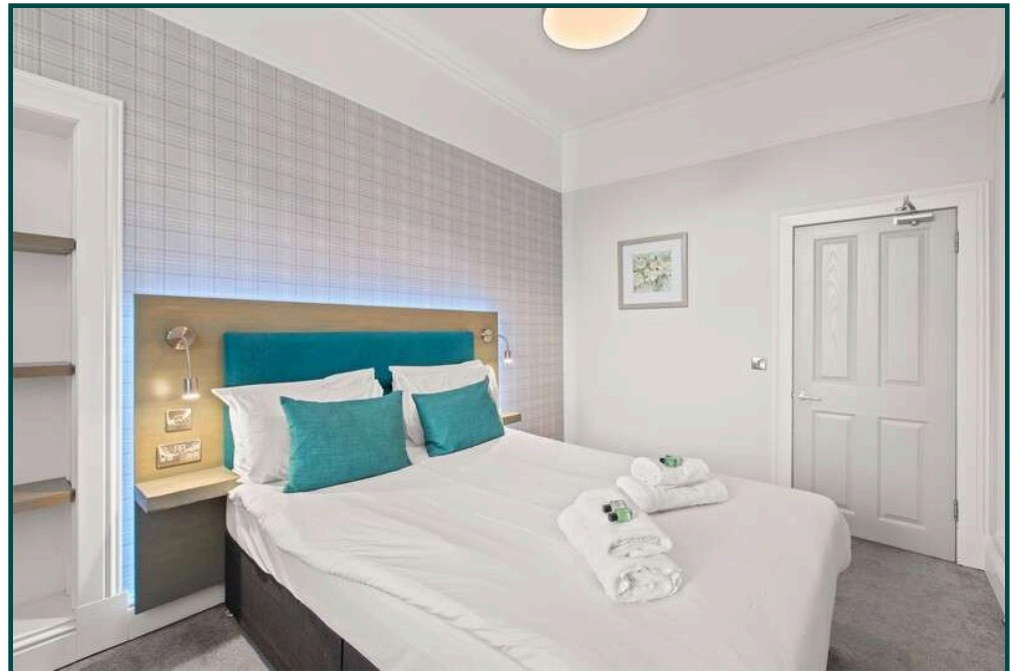
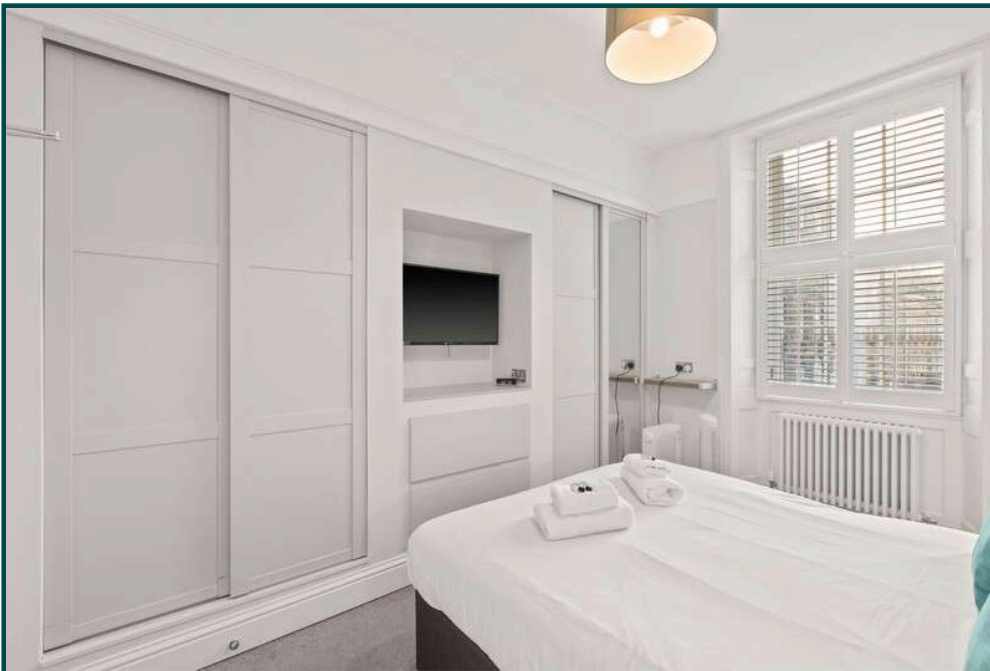
Part of an imposing period Listed building, this is a most attractive FIRST FLOOR apartment with many exceptional features; there is undoubtedly a feeling of city centre living at its best. The property has been well modernised and benefits from gas central heating, a super breakfasting kitchen and sumptuous contemporary style shower room. The furnishings are available to purchase. This is a lovely property.

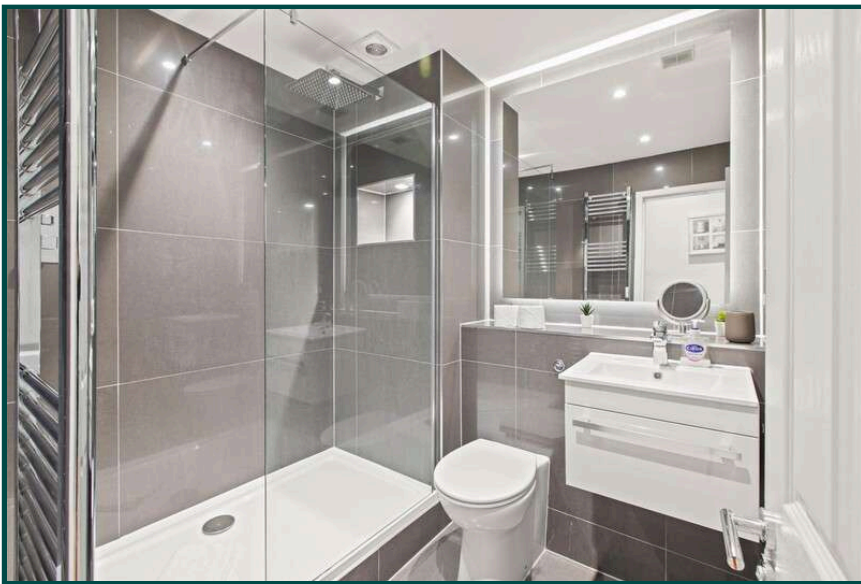
Home Report: A copy can be downloaded via the listing on [ESPC.com](https://www.espc.com)

Home Report Value: £280,000

Energy Performance Certificate: Rated "C"







TOTAL: 50 m2
FLOOR 1: 50 m2

This Floorplan Is For Illustration Purposes Only, Dimensions Are Approximate.



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