

7/2 Gayfield Square

NEW TOWN, EDINBURGH, EH1 3NT



*BRIGHT AND SPACIOUS THREE-BEDROOM
APARTMENT WITH COMMUNAL REAR GARDEN*



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McEwan Fraser Legal is delighted to present this bright and spacious three-bedroom apartment to the market. The property occupies a first-floor position in a beautiful B-listed Georgian conversion to the eastern edge of the New Town.

Internally the property is in excellent condition and accommodation includes a spacious living room, two large double bedrooms, a third single bedroom, a dining kitchen, and a bathroom. The property also enjoys access to a communal rear garden.

The accommodation is focused on the spacious living room which is dominated by a large Georgian sash window offering torrents of natural light. The living room has high ceilings, an ornate cornice, working shutters, exposed floorboards, and a stunning fireplace which creates a beautiful focal point for the room. The floor space on offer will give the new owner plenty of flexibility to create their ideal entertaining space.





The dining kitchen overlooks the rear garden and offers a good range of fitted units that are topped with wooden worksurfaces and arranged around a Belfast sink. There is plenty of space for a range of free-standing appliances including a range style cooker. The kitchen also has plenty of space for a full-size dining table.





Bedroom one is a generous double bedroom that enjoys similar proportions and features to the living room. There are working shutters, a huge fireplace, excellent light levels, and plenty of space for a full suite of bedroom furniture. Bedroom two overlooks the rear garden and is a bright and engaging room with plenty of space for a full suite of free-standing furniture. Bedroom three is a single which would make a lovely home office if needed.





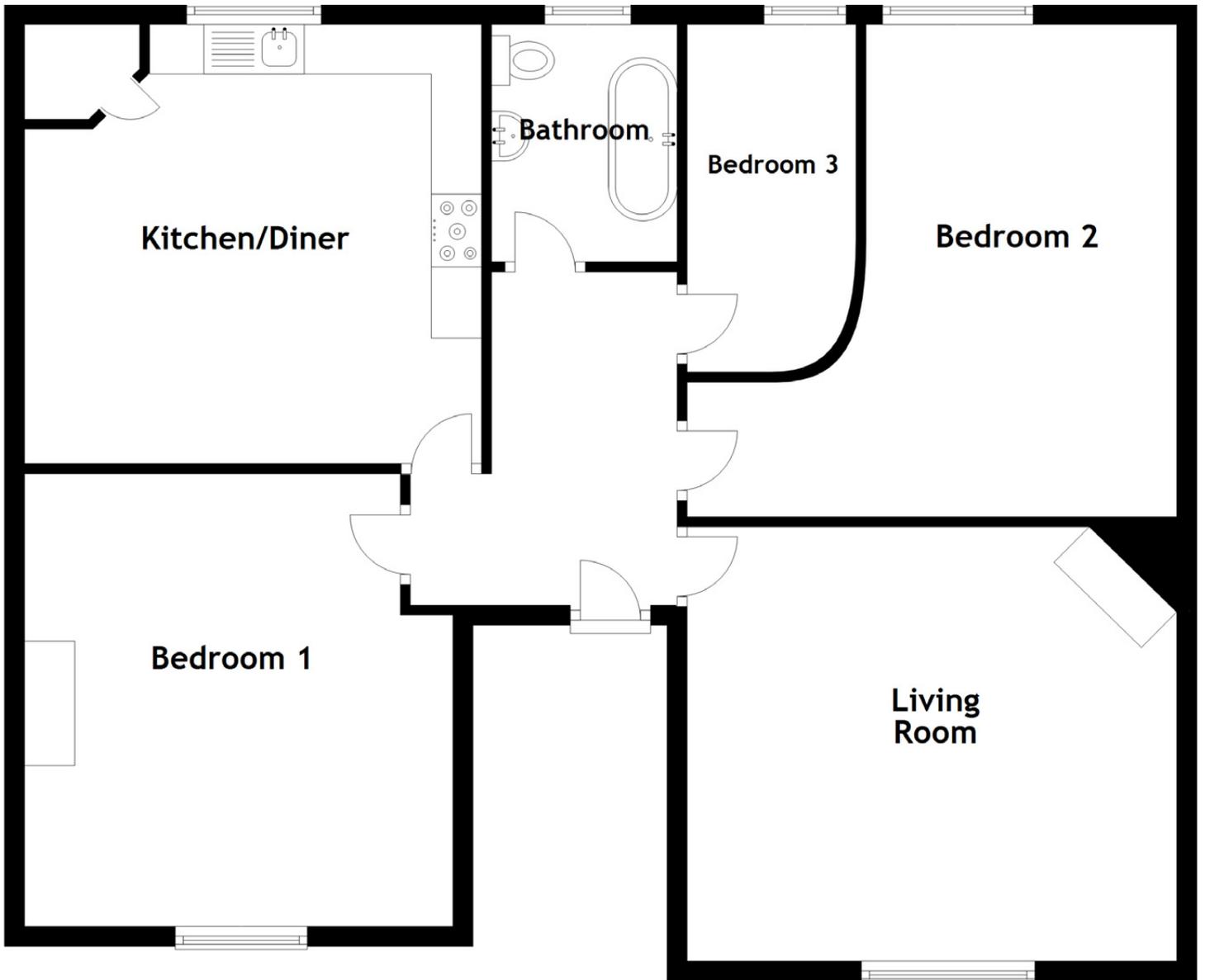




The bathroom completes the accommodation. Tiled and boasting a vintage feel, the bathroom has a roll-top bath with an overhead mains shower, a white suite with traditional fixtures, exposed floorboards, and ample natural light.







Approximate Dimensions

(Taken from the widest point)

Living Room	4.88m (16') x 4.36m (14'4")
Kitchen/Diner	4.55m (14'11") x 4.41m (14'6")
Bedroom 1	4.55m (14'11") x 4.27m (14')
Bedroom 2	4.95m (16'3") x 3.10m (10'2")
Bedroom 3	3.49m (11'6") x 1.68m (5'6")
Bathroom	2.39m (7'10") x 1.85m (6'1")

Gross internal floor area (m²): 102m²

EPC Rating: C



Externally, the property has a low-maintenance communal garden which is perfect for relaxing in the summer months. To the front, Gayfield Square is a traditional Georgian garden square that offers a green oasis in the heart of the city. There is resident's permit parking and metered bays for visitors.





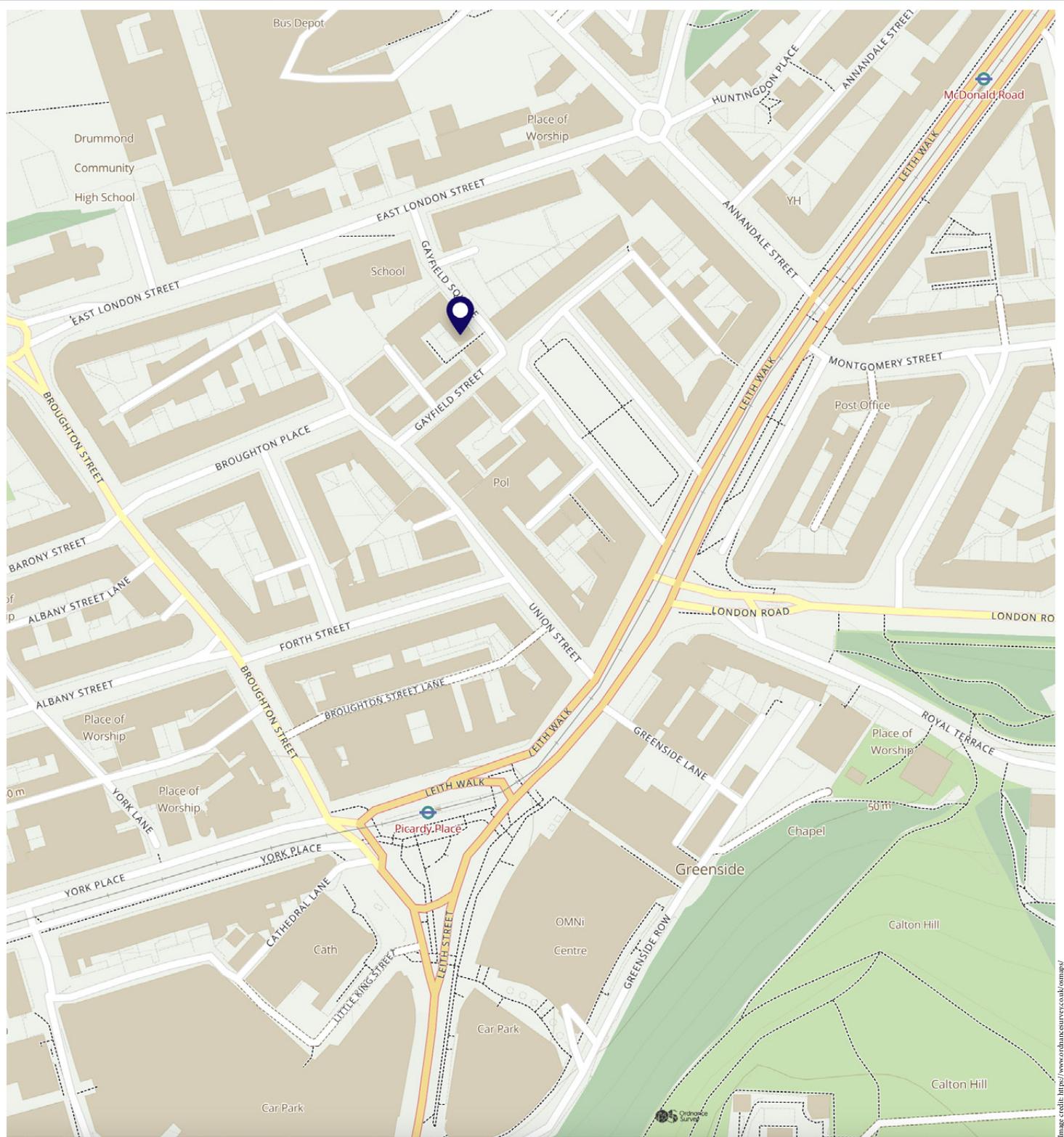
Gayfield Square enjoys a desirable location with a host of amenities on its doorstep. Within walking distance of the City Centre, St James Quarter and Broughton Street, there are excellent leisure, retail and dining experiences to enjoy: the Playhouse Theatre hosting London West-End musicals and acts, the Everyman and Vue cinemas, health & fitness facilities, quirky independent shops and international retailers and restaurants to suit every taste. Everyday shopping needs are well served whether by award-winning deli Valvona & Crolla, the local fishmonger, butcher and greengrocer or branches of national supermarkets.

The area offers a host of green spaces including the lovely park at the centre of Gayfield Square, nearby Calton Hill, Holyrood Park and the network of 'green paths' giving access to the Water of Leith Walkway.

An ideal location for superb transport links, Edinburgh Waverley Train Station and Edinburgh Bus Station are both a short walk away and the trams and buses on nearby Leith Walk offer access to other parts of the city and Edinburgh International Airport.

The Location





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