

COULTERS<sup>©</sup>

# 26/1 ST. JAMES SQUARE

NEW TOWN, EDINBURGH, EH1 3AY

 3 BED

 1 BATH

 1 PUBLIC



## TAKE A LOOK INSIDE

Situated in the centre of Edinburgh, next door to the fashionable St James Quarter, this lovely lower ground flat forms part of this architecturally impressive A-listed traditional stone tenement building and offers well-proportioned accommodation over two levels. The home would benefit from some refurbishment in places, but offers good sized accommodation in a wonderful central location.

The property also has Listed Buildings consent for internal changes to create four bedrooms (one with a en-suite) and a combined kitchen/lounge/dining.

Access to the flat is via a common passage and the front door opens on to the hall, which in turn provides access to all lower ground rooms. The spacious sitting room / dining room benefits from views to the front of the property (with windows that have been recently overhauled and redecorated) and has a timber mantle (with brick insert) that forms an attractive focal point in the room. Between the kitchen and sitting room is a breakfast room, fitted with cupboards and shelving. The fitted kitchen has wall and base mounted cabinetry, worktops and an electric cooker.



## KEY FEATURES

 Well-proportioned lower ground floor tenement flat.

 Three bedrooms.

 Charming enclosed shared garden.

 On-street residents parking.

 Situated next to the fashionable St James's Quarter.

 A vast array of local amenities within a short walk.





To the rear of the building are two well proportioned double bedrooms, both with fitted wardrobes. The master bedroom has a particularly noteworthy elegant curved wall. The bathroom has a shower over the bath and wash hand basin, whilst the WC benefits from a utility area. A stair leads down to a third bedroom/study area with a storage cupboard and doors to the rear patio area. Externally, there is a cellar to the front of the building and a private patio area to the rear. There is also a lovely enclosed communal garden to the front of the area.

## EXTRAS

All blinds, light fittings, fitted flooring and the cooker is included in the sale price.



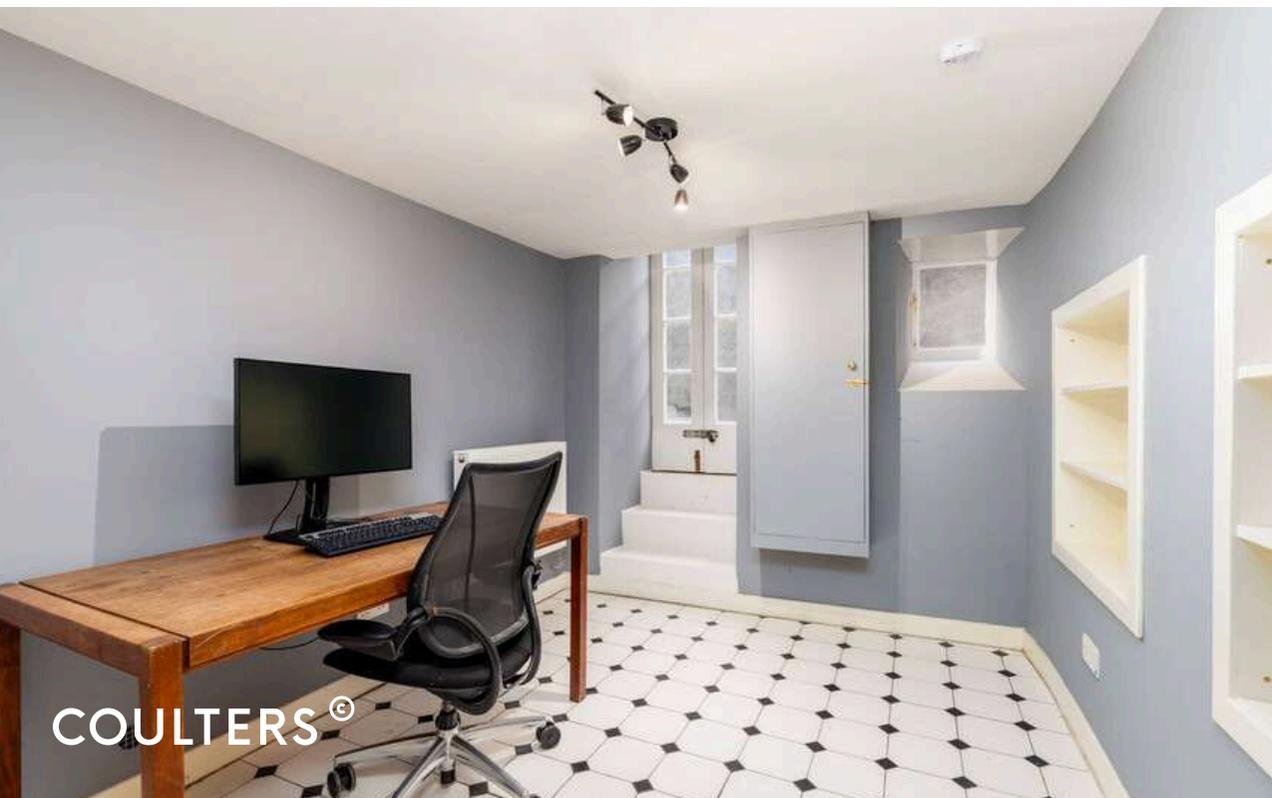


## THE LOCAL AREA

New Town, Edinburgh distinguished by its elegant Georgian and neo-classical architecture, tranquil cobbled streets and beautiful private gardens, Edinburgh's iconic New Town has long been one of the most prestigious and sought-after residential locations in the capital. The historic conservation area and UNESCO World Heritage Site is a centre for art, history and culture, and home to some of the country's finest galleries and collections. At the heart of the world's leading festival city, the New Town plays host to various festivals throughout the year, particularly the International Book Festival in Charlotte Square and the renowned Hogmanay celebrations.

For first-class shopping, Princes Street and George Street offer a diverse blend of high-street stores and luxury retailers, while Harvey Nichols and Multrees Walk is the place for high fashion and couture. The new St James Quarter adds to the list of fashion houses, boutiques, and upmarket eateries. The buzzing New Town nightlife has something for every occasion, from cosmopolitan cocktail bars and nightclubs, to award-winning pubs, restaurants, and cafés. New Town residents also have some of the capital's most beautiful green spaces right on their doorstep, including Princes Street Gardens and the Royal Botanic Garden Edinburgh. New Town is within the catchment area for Broughton Primary School and Drummond Community High School and is also well placed for some of Edinburgh's top independent schools, from nursery to senior level. Owing to its central location,

New Town is served by unrivalled public transport links, including a comprehensive bus network, a tramline between York Place and Edinburgh International Airport, and national rail links from Waverley station.





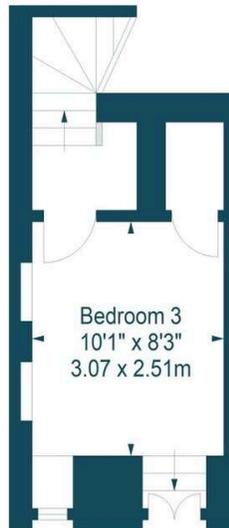
St. James Square,  
Edinburgh,  
Midlothian, EH1 3AY



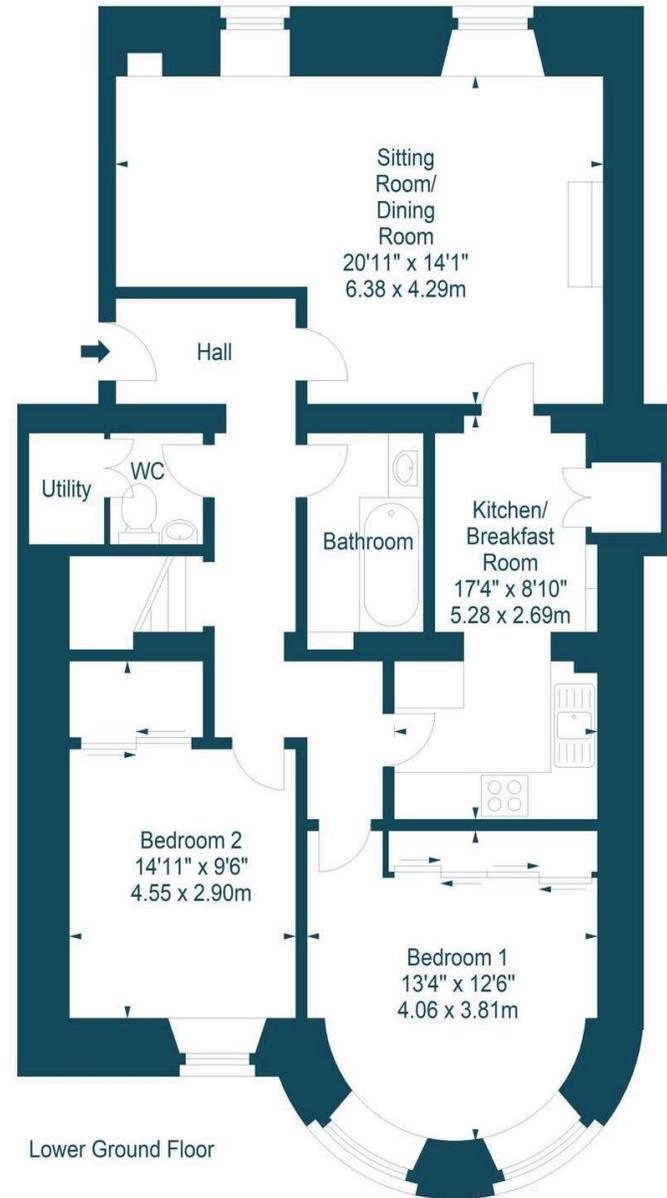
Approx. Gross Internal Area  
1095 Sq Ft - 101.73 Sq M  
Cellar

Approx. Gross Internal Area  
55 Sq Ft - 5.11 Sq M

For identification only. Not to scale.  
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Basement



Lower Ground Floor

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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.