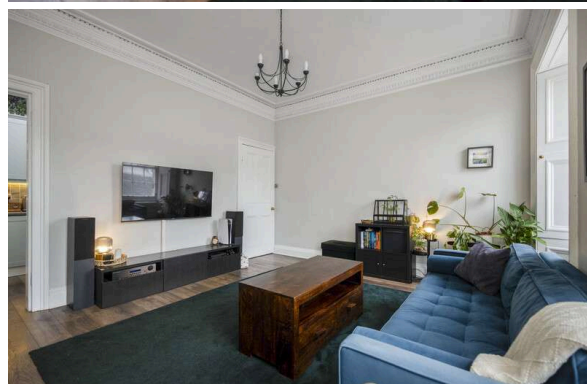




34/9 Barony Street
NEW TOWN | EDINBURGH | EH3 6NY



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Set on a quiet cul-de-sac in the heart of the New Town, one of the city's finest postcodes is this immaculately presented top floor apartment. Boasting ornate period features, a well-kept communal garden, gas central heating and ample permit parking this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway with two deep storage cupboards and utility room. Bright South facing lounge with twin windows, detailed cornicing and solid fuel burning stove, a contemporary kitchen with attractive units, two well-proportioned double bedrooms, a useful W/C compartment and a separate stylish bathroom with shower over bath.

- Top floor traditional tenement apartment
- Heart of the New Town, moments from city centre
- Ornate period features
- Well-kept communal garden
- Bright twin windowed lounge
- Contemporary kitchen with attractive units
- Two double bedrooms
- Bathroom and separate W/C
- Entrance hall with two deep cupboards and a utilities room

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Items included in this sale are the fridge, dishwasher, oven. blind in the bedroom will also be included and all other windows are shuttered. Washing machine and Freezer from utility room can be included with separate negotiation.

Edinburgh's New Town is one of the city's most revered addresses minutes from the city centre. The capital's best shopping, museums, galleries and other attractions are all within easy walking distance. Nearby George Street and St. Andrews Square are full of luxury department stores and famous brand name stores, including Harvey Nichols and the new St James' Quarter. Stockbridge and the Royal Botanic Gardens are within walking distance. Local dining includes everything from Michelin-starred restaurants to intimate bistros and pubs. Nearby Princes Street offers a wide variety of high-street shops and supermarkets, while Princes Street Gardens, overlooked by the city's historic castle, is host to attractions all year round (including a yearly Winter Fair and Hogmanay party). Nearby cultural attractions include the Royal Scottish Academy, the Scottish National Gallery and the National Portrait Gallery.

