



11a India Street  
New Town, Edinburgh, EH3 6HA



VMH SOLICITORS



# 11a

## India Street

Generously proportioned Garden Flat offering flexible accommodation of great character which would now benefit from modernisation and cosmetic upgrading.

- Modernisation & upgrading required
- Flexible accommodation of character
- Generous storage
- Private rear garden
- Gas central heating
- Zoned permit Parking
- Highly sought-after address
- Excellent potential



Home Report: £700,000

EPC Rating: D

11a India Street is located at one of Edinburgh's most sought-after addresses in the highly sought after Georgian New Town and comprises reception hall, spacious lounge, fitted kitchen/dining room with French doors to the enclosed private rear garden, three double bedrooms, large box room and bathroom with shower.

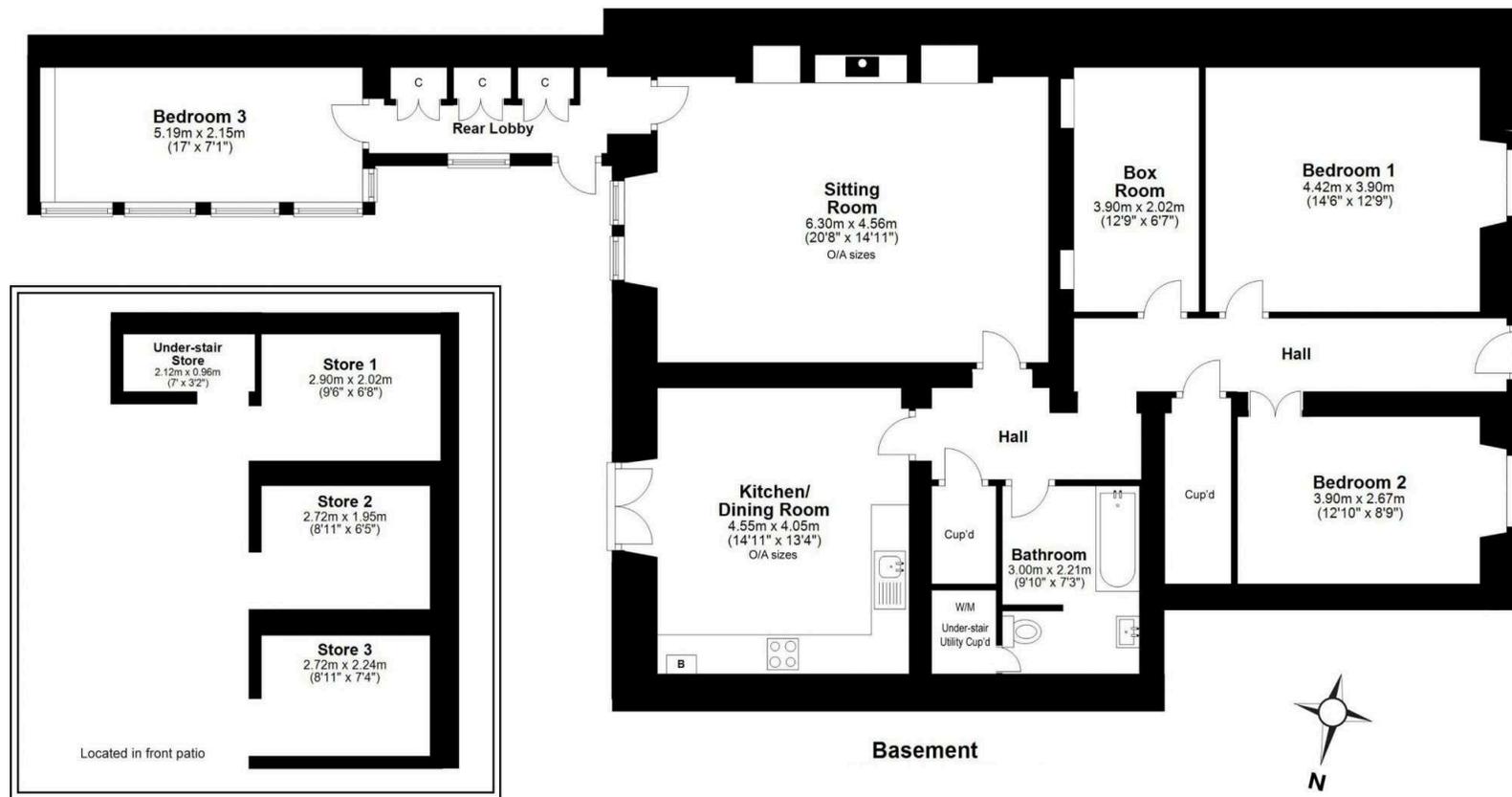
The courtyard area to the front has under-pavement cellar storage and there is also good storage within the flat itself. It also enjoys the benefit of gas central heating.

Early viewing is highly recommended to fully appreciate the space, flexibility and potential on offer.

Extras: To include all fitted flooring and fitted carpets; light fixtures; hob; oven; cooker hood; dishwasher; washing machine; 2 x fridge/freezer; and curtains in the sale. Please note, no warranties or guarantees will be given in relation to appliances.



Nestled in the heart of the New Town, the property enjoys a prime location in Edinburgh's most prestigious postcode. Its excellent situation offers residents the finest amenities the capital has to offer, all within easy walking distance. On your doorstep you will find a superb choice of top-rated restaurants, cafés, fashionable bars and clusters of small speciality shops. The New Town hosts world-class shopping outlets including Harvey Nichols, John Lewis, Multrees Walk at St. Andrew Square, and St James Quarter, while Princes Street is lined with all the top name High Street retailers. Stockbridge offers a unique village atmosphere and the independent outlets here are arguably some of the best in the country. A selection of some of Scotland's finest art galleries are all in close proximity including the National Portrait Gallery, the Gallery of Modern Art and the Scottish National Galleries. For days out, picnics or scenic walks the tranquil Water of Leith at Stockbridge and the colourful Royal Botanic Gardens are both nearby. Edinburgh boasts some of the best private schools in the country. Both Fettes and Edinburgh Academy are close by, along with excellent state schools. For commuting to any part of the city or other parts of the country, the area offers an abundance of public transport services. The tram line runs from nearby all the way to the airport, whilst there are over 35 bus routes departing from the area and Waverley Station is conveniently close



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