

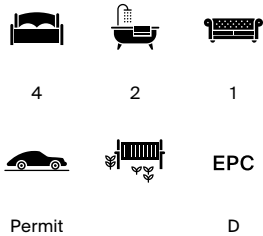


FORRES STREET

Edinburgh, EH3

A SUBSTANTIAL FIRST FLOOR, PURPOSE BUILT CORNER FLAT

In Edinburgh's New Town.



Local Authority: The City of Edinburgh Council

Council Tax band: G

Tenure: Freehold

Offers Over: £950,000





DESCRIPTION

Nestled in the heart of Edinburgh's sought-after New Town, this stunning first-floor purpose-built apartment on Forres Street offers an exceptional blend of classic Georgian elegance and modern living. Boasting an impressive approx. 2,151 sq. ft of space, this beautifully proportioned home features soaring ceilings, period detailing, and an abundance of natural light.

The accommodation comprises a grand sitting room with magnificent sash windows and intricate cornicing, providing an ideal space for both relaxation and entertaining. The contemporary kitchen and dining area is well-appointed, offering ample storage and workspace.





The property benefits from four generously sized double bedrooms, including a luxurious principal suite with an en-suite bathroom, plus a further stylish shower room. A dedicated utility room ensures practicality, while the elegant hallway enhances the sense of space and grandeur.

Outside the flat benefits from two cellars whilst there is ample permit parking along with access to private gardens.

LOCATION

Forres Street is a handsome Georgian Street, blocked to traffic at Albyn Place, and is located in the Moray Feu on the south side of the prestigious Moray Place perhaps Edinburgh's most sought-after New Town address and a fine example of Georgian architecture.

Situated within easy walking distance of the city centre, the financial district, the fashionable shops of George Street and the many coffee shops, restaurants, bars and independent shops in Stockbridge Residents can apply for access into the private Moray Place and Ainslie Place Gardens, and further terraced gardens on the banks of the Water of Leith.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



First Floor

Approximate Gross Internal Area =
2151 Sq Ft - 199.83 Sq M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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I would be delighted
to tell you more.

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