

Hanover Street  
New Town  
EH2

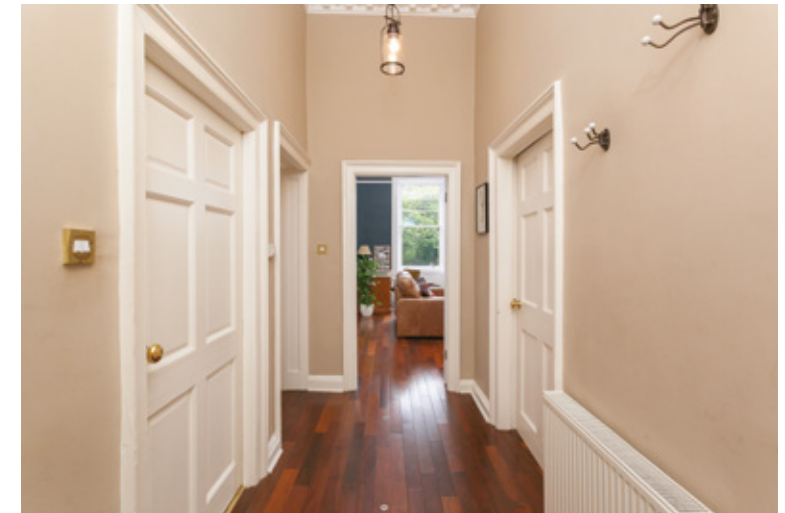




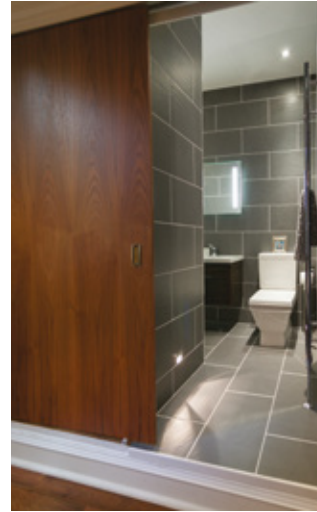
# An excellently proportioned raised ground floor city centre flat.

## Description

The property is positioned on the corner of Hanover Street and Queen Street, enjoying a leafy outlook over Queen Street Gardens. It is approached via a smart entrance that is only shared with one other flat. The internal hall leads to the main accommodation and has a sleek wooden floor that runs through most of the flat.



The sitting room is a large 20ft, double aspect room featuring details such as overhead period cornicing. The fireplace provides the room with a lovely focal point. Adjacent is the kitchen/ dining room; the kitchen has been particularly well fitted with a high specification finish, complete with all built in appliances and a breakfast bar. The dining area comfortably fits a large table, ideal for entertaining.



There are two sizeable double bedrooms, with the principal room featuring a cleverly hidden, luxury en suite shower room. There are two sets of built in wardrobes. Bedroom two is an equally balanced room. The smartly fitted bathroom with overhead shower completes the accommodation.

Outside, the property benefits from access to Queen Street Gardens for a small annual fee.

## Key features

- City centre address
- Excellent local amenities
- Access to Queen Street Gardens
- Raised ground floor position
- Warm, modern interiors
- Period features



## Location

Hanover Street is a popular street situated within the very heart of Edinburgh's New Town and is a short walk from some of the city centre's fashionable streets such as George Street and Princes Street. The property enjoys all the advantages of central living, having easy access to the city's main business and commercial centres.

Nearby Stockbridge, Broughton Street and the West End offer an excellent array of smaller shops, restaurants and bars. Edinburgh's Waverley Station is located within half a mile, providing regular train services throughout the country. Pleasant walks can be enjoyed in the Botanic Gardens and Inverleith Park.

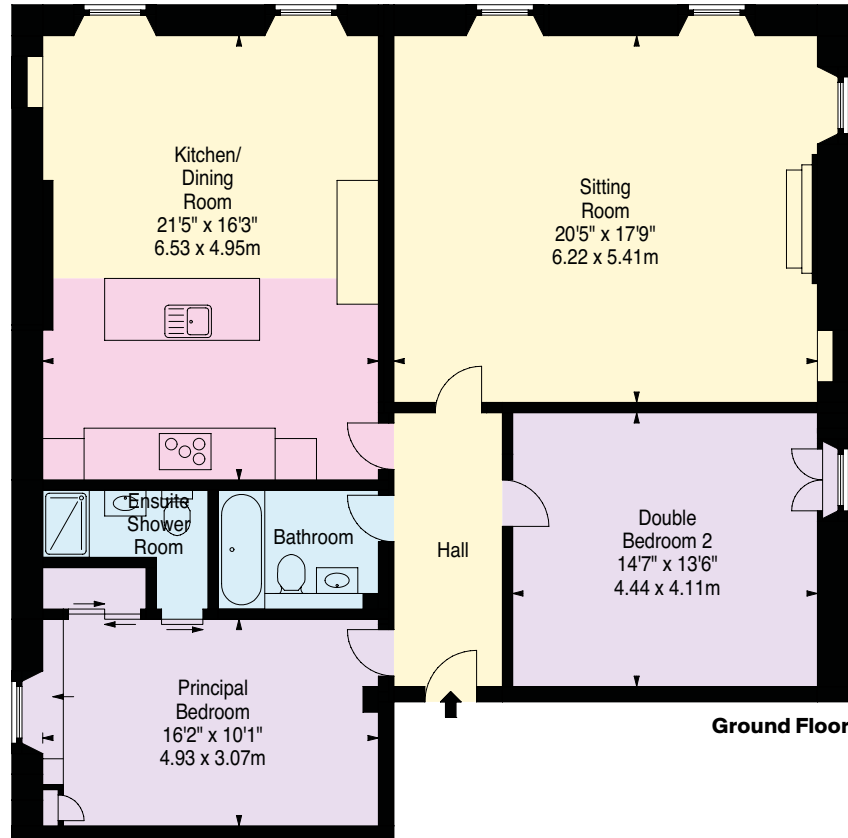


## Council Tax

Band F

**Approximate Gross Internal Floor Area  
1,318 Sq Ft - 122.44 Sq M**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



**Financial Guarantee/  
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All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.



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