

Great Stuart Street
New Town
EH3





An elegant first floor flat within Edinburgh's New Town.

Description

17 Great Stuart Street is part of Edinburgh's New Town, formerly known as the Moray Estate, being the property of the Earl of Moray. The interior of the building was designed by the superbly gifted architect, William Henry Playfair, who occupied the building himself. One splendid example of his skills being the intricate ceiling in the drawing room. The quality is echoed in the superb and exclusive design of the carpet – specifically woven to mirror the ceiling and, in addition the Egyptian symbolism of the balcony iron-work. This grand room, set to the rear of the building, has an enchanting view westwards towards the Dean Bridge and the Dean Gardens below. A gas working fireplace is an welcoming additional to the room.

The principal bedroom offers the same impressive view and ceiling detail as the drawing room. There are two built in wardrobes and an en suite shower room. The main bathroom can be found within the hallway.





Bedroom two, also offering a fitted wardrobe is situated to the front of the building and is adjacent to the kitchen/ dining room. This is a wonderful, two windowed wide room, ideal for entertaining.

Outside, access is available to The Moray Feu Gardens for a modest annual fee; an oasis of calm to city centre life. These comprise of Ainslie Place Gardens, Moray Place Gardens, The Bank Gardens and Randolph Crescent Gardens. There is residents' permit parking available nearby.

The flats dignified proportions, array of details and splendid position offer a rare opportunity to purchase a property of great quality and history.

Key features:

- A wealth of history
- Magnificent views
- Situated in a prime conservation area
- 29 ft. grand drawing room
- Elegant period details
- First floor position

Location

Great Stuart Street lies a short walk from the city centre and the sophisticated Stockbridge area. The New Town has some of the first and least spoilt Georgian architecture in Britain and continues to be one of the most popular residential areas in Edinburgh.

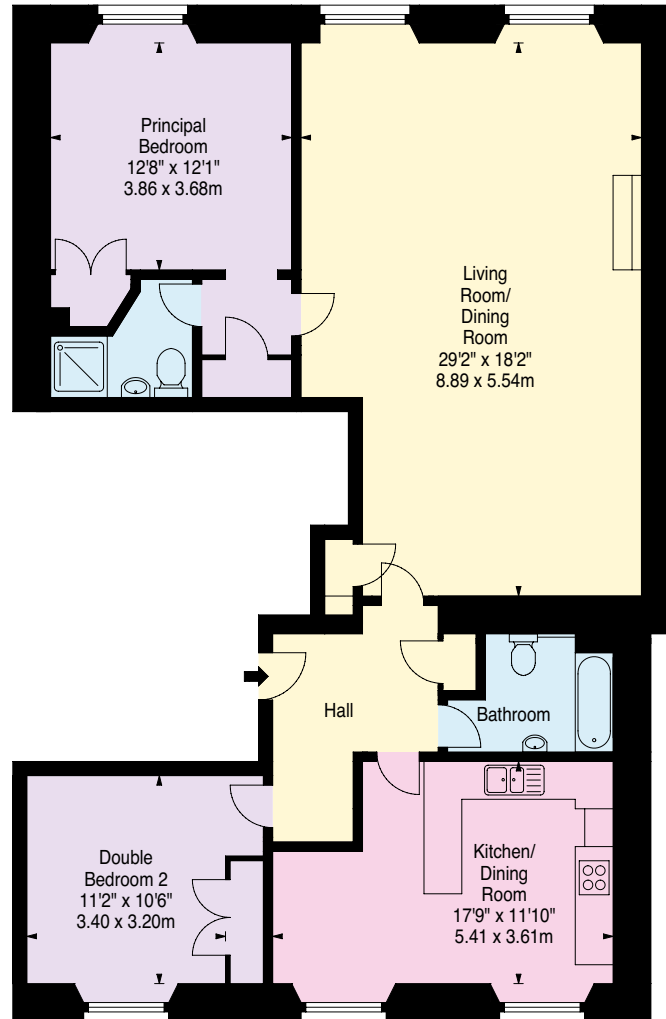
The New Town is well-known for the quality of city centre living it offers, with a wonderful and varied choice of local amenities that include art galleries, independent shops and fashionable restaurants, bars and bistros. An excellent choice of schools is within easy reach, including The Edinburgh Academy, Fettes College, St. George's School for Girls, The Mary Erskine School and Stewart's Melville College.

The property is within walking distance of Haymarket Railway Station and is well-connected to the rest of the city by a number of bus routes.



**Approximate Gross
Internal Floor Area
1,284 Sq Ft - 119.28 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.



First Floor

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Anti Money Laundering**

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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