

**King's Stables Road
Old Town
EHI**





An immaculate one bedroom apartment with direct Castle views.

Description

King's Quarter is a landmark mixed-use development that blends a thriving historical neighbourhood with carefully designed modern living, commercial and hotel space. It offers a pocket of tranquillity in amongst Edinburgh's Old Town while maximising on views, public space and creating harmony with its surroundings. King's Quarter marks a milestone in the history of Edinburgh's Old Town.

This large one bedroom, 4th floor, contemporary, city centre apartment has been extremely well-designed and aimed to make the most of the stunning view of Edinburgh Castle; the views can be enjoyed from both the bedroom and the living room. This wonderful development was completed at the end of 2019.

The open plan living space is ideal for entertaining. There is a separate study nook with a window, perfect for home working. The double bedroom is great in size and offers a fitted wardrobe. Completing the accommodation is the luxury shower room incorporating a utility cupboard.





The flat would suit an array of buyers including those looking for a second home or investment opportunity.

The property benefits from lift access, a spacious welcoming lobby, bike storage and a 9 year NHBC build warranty.

Key features:

- Beautiful views of Edinburgh Castle from both the bedroom and the living room
- Immaculate condition, barely used by first owner
- Contemporary kitchen with integrated Bosch appliances and Corian work surfaces
- High quality shower room
- Separate study nook with a window, perfect for home working
- Extra dual opening blinds installed in bedroom and living room to enable simultaneous privacy and views of castle
- Shelving installed in store room and utility cupboard
- Fitted wardrobe within the bedroom
- Recessed LED spot lighting and low profile switches and sockets
- Wifi controlled heating
- High performance double glazed windows
- Lift access
- Door entry system
- Bike storage
- Welcoming lobby
- 9 year NHBC build warranty

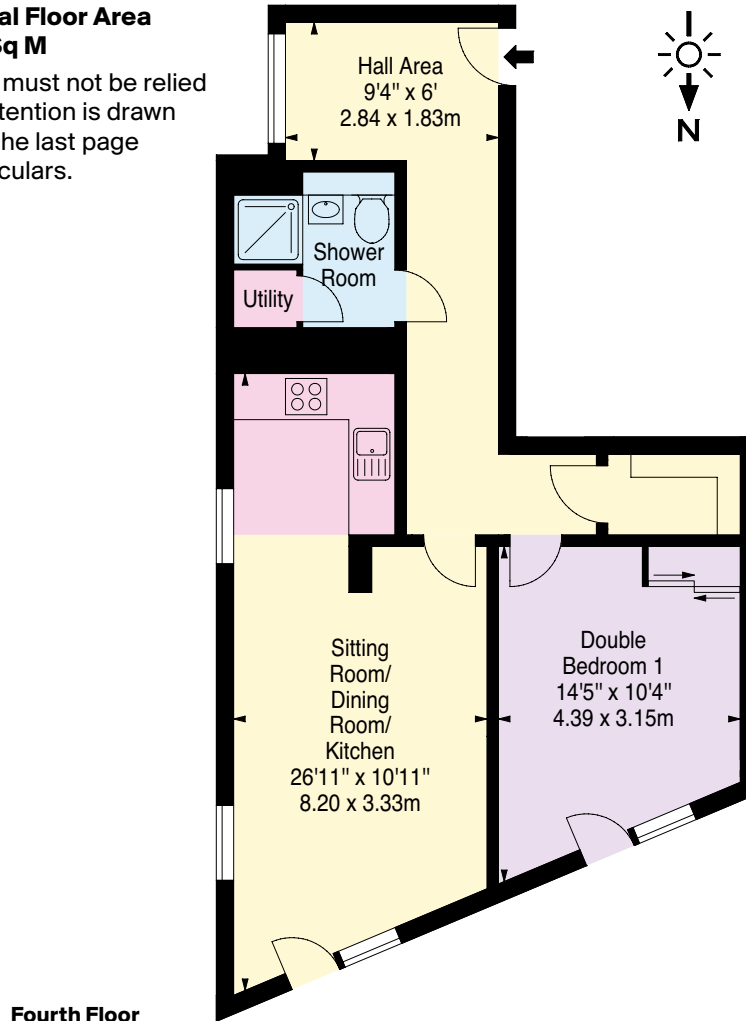
Location

Located in the heart of Edinburgh's Old Town, King's Stables Place occupies a wonderful central position, with the historic beauty of the capital on its doorstep. The area is moments from the New Town and the West End. Within a few minutes' walk are the main commercial and retail areas of Princes Street, George Street, Charlotte Square and Lothian Road. Locally there are numerous independent shops and supermarkets, with an excellent array of restaurants, cafés and bars.

Many of Edinburgh's entertainment venues are close by, including The Usher Hall, the Traverse and Lyceum Theatres, the King's Theatre and the Edinburgh Filmhouse. Other nearby cultural venues include the Scottish National Gallery of Modern Art and Edinburgh Castle.

**Approximate Gross Internal Floor Area
616 Sq Ft - 57.23 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.



Fourth Floor

Knight Frank Edinburgh
80 Queen Street
Edinburgh
EH2 4NF
knightfrank.co.uk

I would be delighted to tell you more.

Emma Marshall
0131 222 9600
emma.marshall@knightfrank.com

Princes Street Gardens are a short walk away and the two main rail hubs, Haymarket and Waverley Stations, are both close at hand as well as bus services to many parts of the city.

Council Tax

Band C

Financial Guarantee/ Anti Money Laundering

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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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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