



Union Street, New Town, EH1



A truly exceptional first floor flat with outstanding entertaining space.

Located within a handsome Georgian building built around 1806, this uniquely spacious, first floor flat offers fabulous entertaining space, flexible accommodation and is bursting with incredible original features. Ornate plasterwork, fireplaces, and exposed floorboards (recently refurbished) can be found throughout, radiating character and offering a fantastic example of Georgian splendour in Edinburgh's New Town.

The most striking feature of the listed property is the double reception room that runs the full depth of the building, combining two large drawing rooms into one exceptional entertaining and living space. Both sides of the room have impressive fireplaces, wooden floors and detailed cornicing. The space is flooded with natural light from six traditional sash and case windows on three sides. Separate to this living space, an exposed stone wall, original cast iron stove and flagstones combine with modern units and appliances to present a wonderfully characterful kitchen/dining space.

The principal bedroom with en suite is also awash with period features including further ornate cornicing, panelling and large, south-facing windows, flooding the room with light.



Tenure	Local Authority	Council Tax
Freehold	The City of Edinburgh Council	Band E



A well-designed dressing room offers generous storage as well as a mezzanine bed suitable for children. This room could also be adapted to be used as a study. A further substantial bedroom with en suite shower room creates a large amount of flexible accommodation. In addition, a family bathroom can be found off the hallway.

Unique living space, incredible original period features and large Georgian proportions make this a rare opportunity to acquire such a fantastic example of a property within Edinburgh's New Town, a UNESCO world heritage site.

Location

Union Street is a quiet one-way street located within the historic New Town area of Edinburgh and lies a short walk from the bustling city centre. The New Town is world-renowned for its architecture, and the quality of city-centre living it offers, with a wonderful and varied choice of excellent local amenities. Broughton Street, just a block away, has a plethora of wonderful, independent restaurants, bars and bistros on offer. A wide selection of local amenities, including a further range of restaurants and fantastic shops, are also available on George Street and Multrees Walk, including Harvey Nichols and Louis Vuitton. There is a wide variety of recreational facilities within easy reach, including the Edinburgh Playhouse theatre, the new redeveloped St. James Quarter with its wide array of global and local brands and the open, green spaces of Inverleith Park and Royal Botanic Gardens Edinburgh.

Edinburgh boasts an impressive choice of independent schools, including The Edinburgh Academy, Fettes College, St. George's Edinburgh, Erskine Stewart's Melville Schools, Merchiston Edinburgh and George Watson's College, all of which are within easy reach of the property. Equally, prestigious arts and cultural facilities such as the Scottish National Portrait Gallery are a short walk away.

Edinburgh Bus Station is just around the corner, serving central Edinburgh and beyond. The tram terminus is also a three-minute walk away, with direct service to Edinburgh Airport and a new extension underway extending all the way to Leith. Edinburgh Waverley train station is less than 10 minutes walking distance. Union Street provides all the convenience of living in the heart of the capital on a quiet residential street.





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.

Approximate Gross Internal Floor Area

1842 Sq Ft - 171.12 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

Knight Frank Edinburgh
80 Queen Street

Edinburgh
EH2 4NF

[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

Ricardo Volpi

0131 222 9600

ricardo.volpi@knightfrank.com



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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated April 2022. Photographs dated April 2022.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com