



Scotland Street, New Town, EH3



This is a well-proportioned **top floor flat** with four bedrooms, forming part of a handsome Georgian tenement on the corner of Scotland Street and Royal Crescent.

The property offers well-balanced accommodation with an array of preserved original features including ornate cornice work, fireplaces and sash and case windows with working shutters. The property is accessed via a communal entrance stair, which is shared with only three other flats. The layout of the property is particularly attractive, with a large entrance hallway leading to spacious well-lit rooms with views over three different aspects. The sitting room overlooks Royal Crescent across to the hills of Fife and features smart traditional floorboards and a grand mantelpiece. This room provides the perfect spot for relaxing or entertaining. Off this room is a study or fourth bedroom. The kitchen/dining room is a generous size and features working shutters and a window seat, as well as ample storage space.



Offers Over £675,000	Tenure Freehold	Local Authority The City of Edinburgh Council	Council Tax Band F
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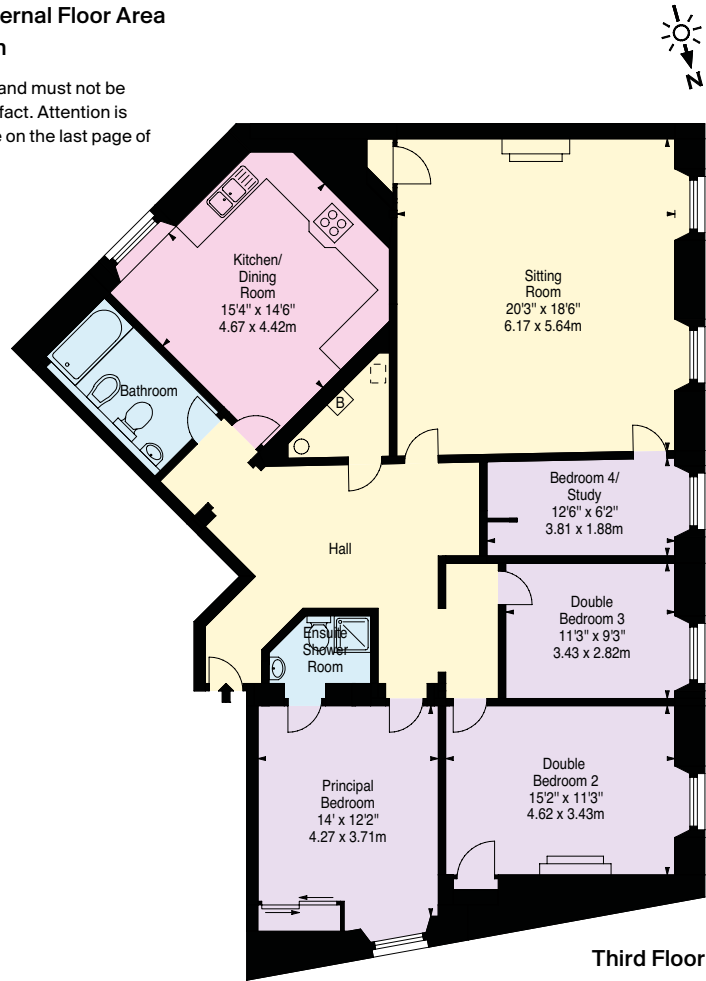
The principal bedroom overlooks Scotland Street and benefits from an en suite shower room. There are two further double bedrooms and a family bathroom. In addition, there is a cellar below the pavement, accessible from the basement area. This is a fabulous property, conveniently located in a quiet but central location. There is scope for some modernisation and the flat offers someone the opportunity to create a unique city centre apartment.

Location

Scotland Street enjoys a prestigious location within Edinburgh's highly sought-after New Town. The property is within walking distance of the retail and commercial sector on George Street and Princes Street and the financial sector on Lothian Road. Speciality shopping can be found in Stockbridge and on Broughton Street and Dundas Street. Various recreational and retail facilities are within easy reach, including The Royal Botanic Gardens, the St James Centre and Multrees Walk, walks by the Water of Leith and cycle and walking paths to Leith and Granton. Waverley and Haymarket railway stations are easily accessible, as are Edinburgh International Airport, the City Bypass and the M8, M9 and M90 motorways.

Approximate Gross Internal Floor Area
1652 sq ft / 153.47 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/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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I would be delighted to tell you more

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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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