



Great Stuart Street, Edinburgh, EH3

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# A rare opportunity to acquire a splendid, **beautifully refurbished**, two-bedroom, ground floor apartment in the heart of Edinburgh.

This highly desirable two bedroom ground floor flat, is located on the iconic Great Stuart Street. Entered via a communal entrance, the property offers wonderful proportions, beautiful features and an ideal entertaining space. The flat has been fully refurbished to a high standard throughout.

To the front of the apartment is the open plan living room/kitchen with two large sash and case windows and wooden flooring throughout, ideal for dining and socialising. To the middle of the property sits the large bathroom, with bath, shower, toilet and wash basin.

To the rear of the property is the large principal bedroom which benefits from an en suite shower room. The second bedroom again provides ample space with views to the back of the property. Additional accommodation comprises a store cupboard in the hallway.



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Permit

EPC

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**Offers Over**

£660,000

**Tenure**

Freehold

**Local Authority**

The City of Edinburgh Council

**Council Tax**

Band F



The property showcases a host of traditional features whilst also offering a very modern feel. The apartment would be ideally suited to professionals, buy to let investors, the family market, or those looking for a smart city centre pied-a-terre. It is also worth noting that the property benefits from access to all the Moray Feu private gardens, which includes, Randolph Crescent, Ainslie Place, Moray Place Garden and the Bank gardens accessed via Doune Terrace down to the Waters of Leith.

## Features

- Recently fully refurbished
- Two bedrooms
- Two bathrooms
- Central location
- Numerous period features
- Stylish interiors
- Large, contemporary, living room/kitchen
- Walking distance from a range of local amenities and green open spaces
- Access to private residence gardens
- Permit parking

## Location

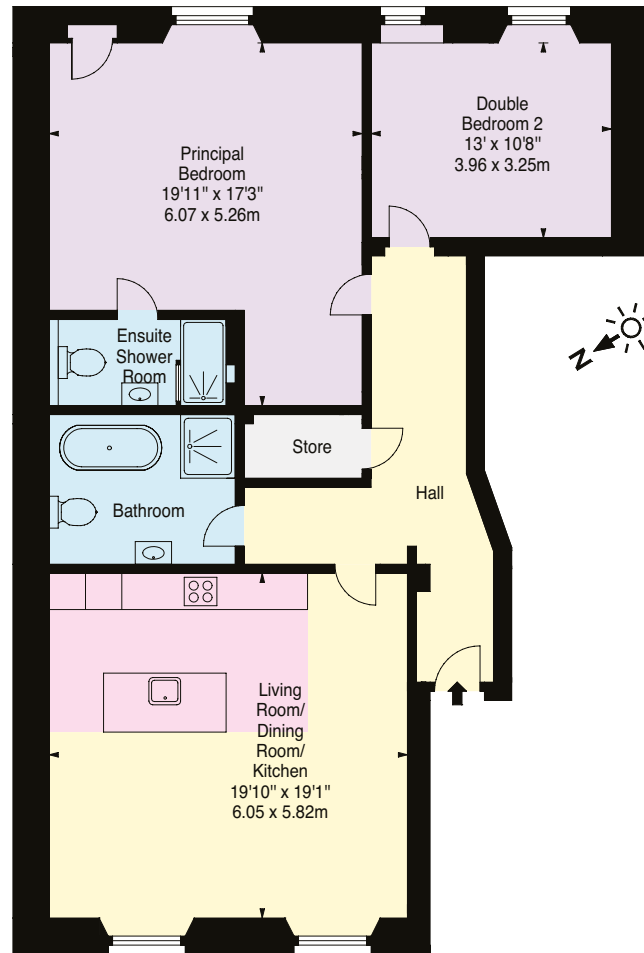
Great Stuart Street lies a short walk from the city centre and the sophisticated Stockbridge area. The New Town has some of the first and least spoilt Georgian architecture in Britain and continues to be one of the most popular residential areas in Edinburgh. An excellent choice of schools is within easy reach, including The Edinburgh Academy, Fettes College, St. George's School for Girls, The Mary Erskine School and Stewart's Melville College.

The 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. It 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  
1192 Sq Ft - 110.74 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.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



**Ground Floor**



## 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.

**Knight Frank Edinburgh**  
80 Queen Street  
Edinburgh  
EH2 4NF  
[knightfrank.co.uk](http://knightfrank.co.uk)

I would be delighted to tell you more

**Ricardo Volpi**  
0131 222 9600  
[ricardo.volpi@knightfrank.com](mailto: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.

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Particulars dated February 2024. Photographs and videos dated February 2024.

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