



Great King Street, New Town, EH3

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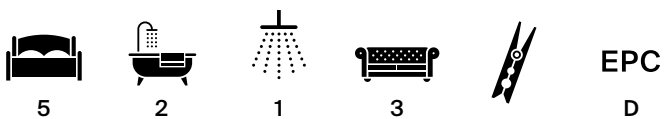






## A magnificent, five bedroom, New Town home with **incredible** **proportions.**

This beautiful upper townhouse has five large bedrooms across four elegant floors. The house is rich in original features, including intricate cornicing, working shutters and open fireplaces. Located in a prime Georgian street, this stunning house, recently redecorated throughout, is an example of a New Town home at its very best.



<b>Offers Over</b>	<b>Tenure</b>	<b>Local Authority</b>	<b>Council Tax</b>
£2,000,000	Freehold	The City of Edinburgh Council	Band H









Entered on the ground floor, via an attractive vestibule, the impressive hallway immediately sets the tone in terms of the scale, grandeur and quality of the finish. The hall opens to the impressive staircase which is crowned with a cupola. On the ground level, there is an elegant family sitting room to the front, with the kitchen breakfast room, pantry, and WC to the rear.

To the front of the first floor is the drawing room. A breath-taking room, with three south facing windows, providing incredible living and entertaining space on a grand scale. Double doors connect through to a further reception room, currently used as a large home office. A utility room/WC completes this floor.

The principal bedroom is found to the rear of the second floor and benefits from a dressing room and a contemporary en suite bathroom. There are two double bedrooms, one with an en suite shower, to the front. Two further double bedrooms and a bathroom can be found on the third floor.

## Location

Great King Street is a prestigious address and enjoys an enviable location in the heart of the city's Georgian New Town, one of Edinburgh's most desirable residential areas.









The area enjoys all the advantages of central living having easy access to the city's main business and commercial centres. Princes Street, George Street, St Andrew's Square and the St James Centre provide excellent shopping facilities with specialist shopping available in Stockbridge and a Waitrose in Comely Bank. The property is also close to a variety of local restaurants and bars. Pleasant walks can be taken along the nearby Water of Leith walkway, Inverleith Park and the Royal Botanic Gardens. Furthermore, there is convenient road access to the west leading to the city bypass, Edinburgh Airport and the central Scotland motorway network. The area is well served by regular public transport which feeds the many arteries of the city. Haymarket and Waverley railway stations are also within easy reach.

### **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.





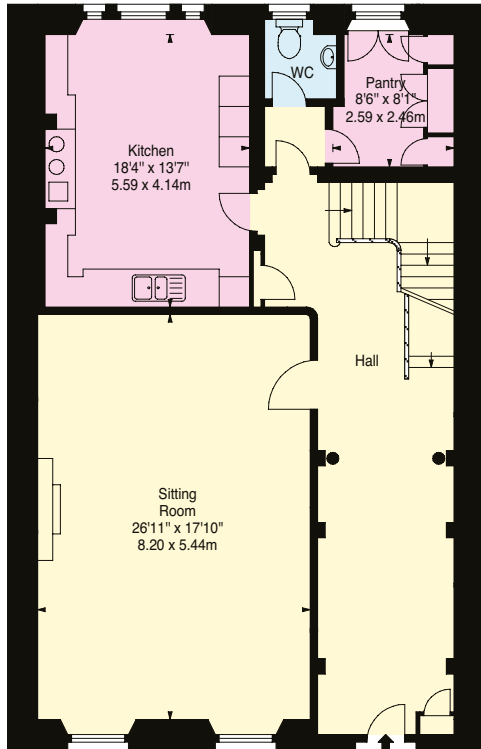


## Approximate Gross Internal Floor Area

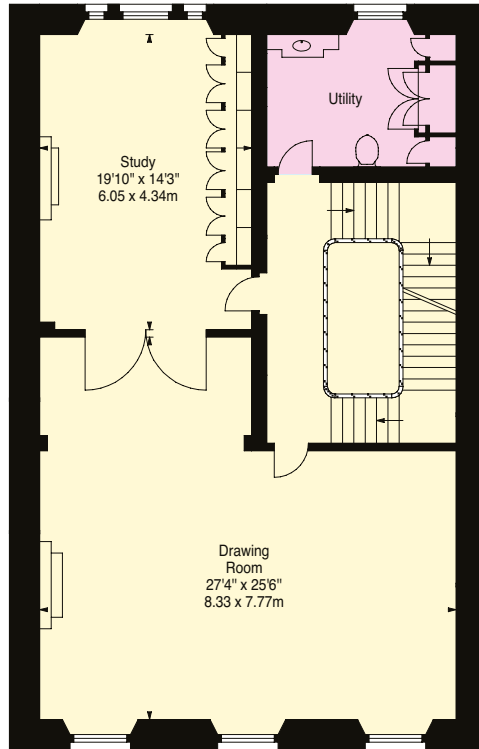
4327 Sq Ft - 401.98 Sq M

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.

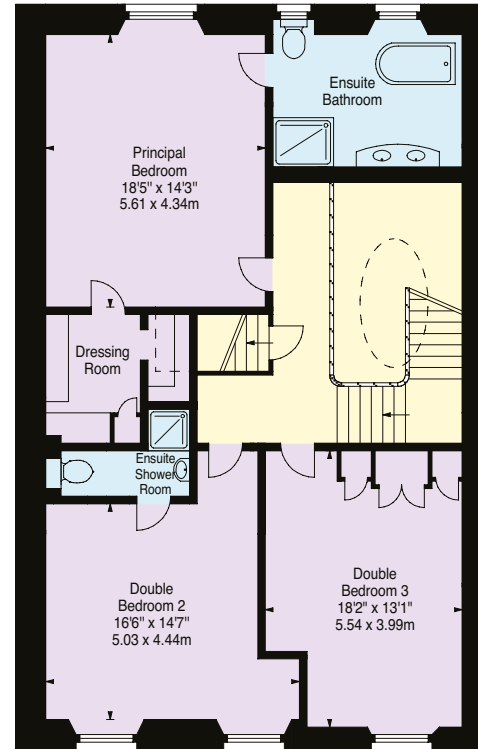
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



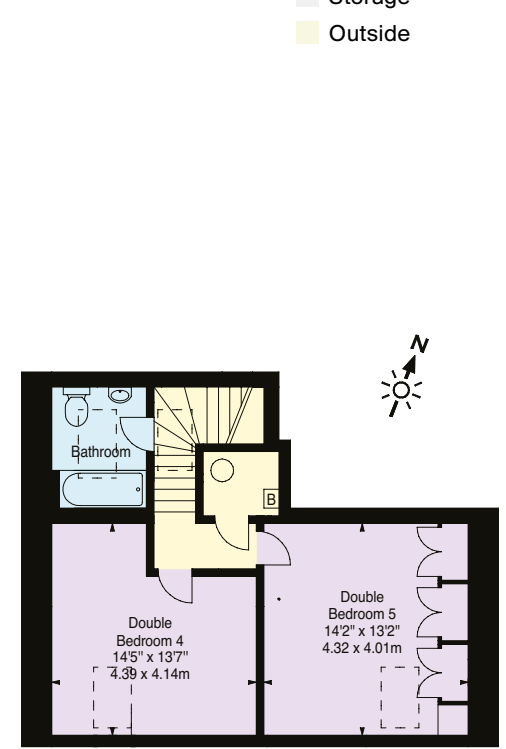
Ground Floor



First Floor



Second Floor



Third Floor

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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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Particulars dated June 2023. Photographs and videos dated June 2023.

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