



Nelson Street, Edinburgh, EH3






A substantial main door **four bedroom property** in a prime New Town location.

An impressive Grade A-listed four-bedroom Georgian ground, and garden apartment in a highly sought-after New Town location. This charming property with a private front courtyard and main door entrance boasts an abundance of fine period details such as flagstone flooring, sash and case windows, exquisite ornate cornicing, and eye-catching fireplaces. These sit alongside tasteful contemporary upgrades finished to the highest specification including two stylish shower rooms.



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Offers Over	Tenure	Local Authority	Council Tax
£925,000	Freehold	The City of Edinburgh Council	Band F



A large, dark wood cabinet with glass-fronted upper sections and drawers below. It contains books and decorative items.

A lamp with a beige shade and a dark base, positioned near the fireplace.

A dark wood fireplace with a mantel holding several small decorative objects.

A framed landscape painting hanging on the wall above the fireplace.

A small framed picture or map hanging on the wall.

A framed map or historical document hanging on the wall.

A lamp with a beige shade and a dark base, positioned near the window.

A lamp with a white shade and a brass base, positioned on a side table.

A large sofa covered in a red fabric with a gold and white patterned border and a central panel.

A light blue upholstered armchair with a high back and curved legs.

A green upholstered armchair with a patterned cushion.

A dark wood coffee table with a central pedestal and four legs.

A small wooden table with a blue cloth, positioned near the window.

A wooden side table with a decorative base, positioned near the window.

A wooden side table with a lamp, positioned near the window.

Well-presented throughout, the property offers spacious and versatile family accommodation including an elegant front-facing living room, stunning kitchen-dining room, versatile dining room/library, light-filled and generous principal double bedroom with en suite, an additional double bedroom, two light and airy single bedrooms, and two exceptional contemporary shower rooms.

Summary of accommodation

Ground Floor: Entrance hallway | Living room | Dining room/library
Principal double bedroom with en suite | Shower room | Hallway | Utility room

Lower Ground Floor: Dining kitchen | Pantry | Laundry room | Double bedroom two | Single bedroom three | Single bedroom four | Shower room
Hallway cupboard

Outside Space: Private front courtyard with two under pavement cellars
On-street permit parking | Access to Queen Street Gardens West for a modest annual fee

Features

- Prime New Town location
- Main door
- High ceilings
- Numerous period features
- Four bedrooms
- Three bathrooms
- Permit parking
- Private front courtyard
- Access to communal gardens
- Two under pavement cellars

Location

Nelson Street is located within the historic New Town area of Edinburgh and lies a short walk from the city centre and sophisticated Stockbridge. The New Town boasts some of the finest and least spoilt Georgian architecture in Britain and continues to be one of the most popular residential areas in Edinburgh.

The property enjoys all of the advantages of city centre living, with easy access to the main business and commercial centres.





It is also situated very close to a wide selection of local amenities, including a range of restaurants and fantastic shops available on George Street and Multrees Walk, as well as the multi-million pound St James development, Edinburgh's prime shopping destination. Edinburgh Waverley Rail Station and the tram network are both within easy walking distance.

Also nearby is the University of Edinburgh, George Square and many of Edinburgh's top schools. The property also benefits from being only a short stroll away from Queen Street Gardens which can be accessed for a modest annual fee.

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

2593 Sq Ft - 240.89 Sq M

Cellar Store & Store: 63 Sq Ft - 5.85 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



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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 August 2023. Photographs and videos dated August 2023.

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