



Walker Street, Edinburgh, EH3

 **Knight  
Frank**



## An immaculately presented, Georgian, main door apartment with private parking:

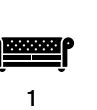
Walker Street is a large three bedroom, main door West End apartment. This property has been thoughtfully designed and blends period and modern living effortlessly. This, along with allocated parking, front courtyard with dry-lined cellars, all combines to make a highly appealing property.



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Private

EPC  
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Offers Over £525,000      Tenure Freehold      Local Authority The City of Edinburgh Council      Council Tax Band F



The apartment is entered via an attractive front courtyard into the hall. The welcoming entrance, with its wooden floor boards leads through to all principal rooms. To the front of the building is the kitchen/dining/sitting room. Currently playing host to an open plan arrangement this room is being used as a dining room with connecting kitchen. The kitchen is well equipped with a modern finish and fitted appliances. There is a set of glass doors allowing for plenty of natural light.

Set to the front of the building is a double bedroom benefitting from a large walk-in wardrobe and a large sitting room/bedroom. Adjacent is the main bathroom with white three-piece suite along with a study/utility room.

To the rear is the large principal bedroom with its en suite shower room. From here a door allows direct access to the allocated parking space.

## Features include:

- Main door
- Three bedrooms
- Two bathrooms
- Central location
- Stylish interiors
- Private parking
- Close to all public amenities
- Private courtyard
- Ample storage with five cellars





## Location

Walker Street lies in the West End of Edinburgh within walking distance of both Princess Street and George Street. Walker Street is well placed to enjoy the open spaces of the city's parks and gardens which include the Royal Botanical Gardens and Inverleith Park as well as the nearby walks and cycle paths of the Water of Leith. Some of Edinburgh's most fashionable and popular bars and shops are placed in the West End.

Many of Scotland's most highly regarded private schools are located nearby including Stewart's Melville College, The Edinburgh Academy, Fettes College, The Mary Erskine School and St George's School for Girls. Edinburgh International Airport is situated 7 miles to the west and there is also straightforward access to the city by-pass, the M9, M8 and M90 motorways along with close proximity to the tram stop. Edinburgh's Haymarket and Waverley stations are located nearby.

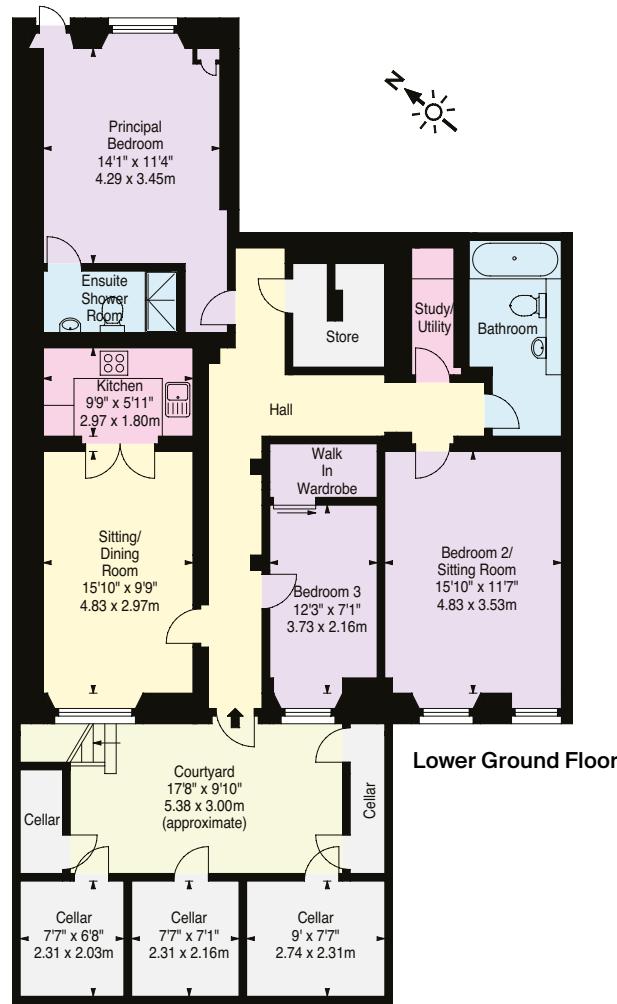
## Approximate Gross Internal Floor Area

1152 Sq Ft - 107.02 Sq M

Cellars: 221 Sq Ft - 20.53 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



Knight Frank Edinburgh

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Edinburgh

I would be delighted to tell you more

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## 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.

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 April 2023. Photographs and videos dated April 2023.

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