



Queen Street, Edinburgh, EH2



A well-proportioned three bedroom apartment with private outdoor space.

Queen Street is a beautifully finished three bedroom lower ground apartment with private front patio and rear garden.

Features

- Prime location
- Main door
- Three bedrooms
- Two bathrooms
- Private garden
- Cellars
- Permit parking
- Access to communal gardens

Location

Located in the heart of Edinburgh's New Town, Queen Street occupies a wonderful, central position, with the historic beauty of the Capital right on the doorstep. The property benefits from all the advantages of city centre living.

There is easy access to the main commercial and retail areas, with nearby Stockbridge and the West End offering an excellent array of local independent shops, supermarkets, restaurants, cafés and bars.



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Permit

EPC

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Offers Over

£440,000

Tenure

Freehold

Local Authority

The City of Edinburgh Council

Council Tax

Band F



Many of Edinburgh's cultural and entertainment venues are close by, including The Scottish National Portrait Gallery, The Usher Hall and The Traverse and Lyceum Theatres, as well as Edinburgh Castle itself. Pleasant walks can be enjoyed in the lovely, green spaces of Princes Street Gardens, the Royal Botanic Gardens and Inverleith Park, and access is available to Queen Street Gardens 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.

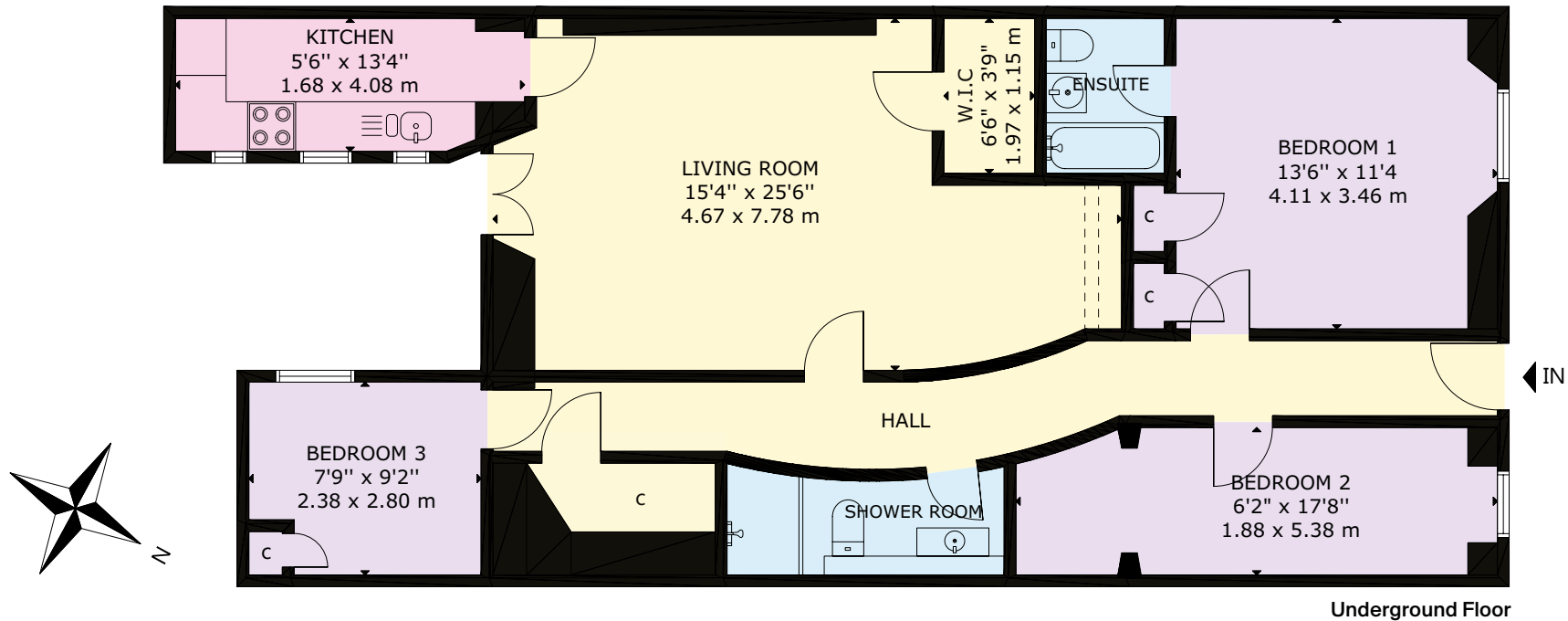


Approximate Gross Internal Floor Area

1,131 sq ft / 105 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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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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Particulars dated October 2023. Photographs and videos dated October 2023.

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