



Fettes Row, Edinburgh, EH3

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# A **stunning** three bedroom apartment set in the heart of Edinburgh's Georgian New Town.

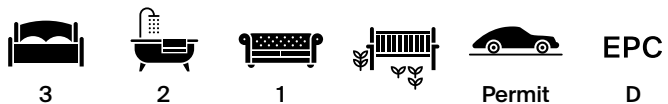
Fettes Row is a superb three bedroom apartment located in Edinburgh's prestigious New Town.

The property offers well-proportioned accommodation throughout with generous ceiling height and a mixture of both period and modern features. The property has been recently completely refurbished by the current owners. The apartment boasts stunning views across the Edinburgh city skyline.

The accommodation comprises - lovely living room/dining room, open plan kitchen, three double bedrooms with the principal bedroom benefitting from an en suite shower room, large bathroom, utility room and storeroom.

The well-maintained shared garden is laid to lawn with mature borders and a seating area. The property has permit parking.

Fettes Row is an ideal property for professionals requiring immediate proximity to the city centre, investors, or a well-located pied-a-terre.



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



## Location

Fettes Row is situated in an elegant and tranquil location which belies its close proximity to the city's bustling centre. A peaceful Georgian residential street, which is entirely A listed and is part of Edinburgh's New Town, designated a UNESCO World Heritage site due to its architectural importance. The neighbouring area of Stockbridge is a lively hub and much sought after area of Edinburgh due to its thriving village atmosphere with excellent amenities such as galleries, bars, restaurants, coffee shops and a weekly artisan street market as well as a Waitrose in Comely Bank.

Ample green space surrounds the area with parks, cycle paths and Botanical Gardens. Edinburgh is highly regarded for its excellent selection of public and private schools, all of which are within easy reach. The area benefits from zoned parking and access to Edinburgh's public transport network, Waverley and Haymarket stations, the city bypass and Edinburgh International Airport.

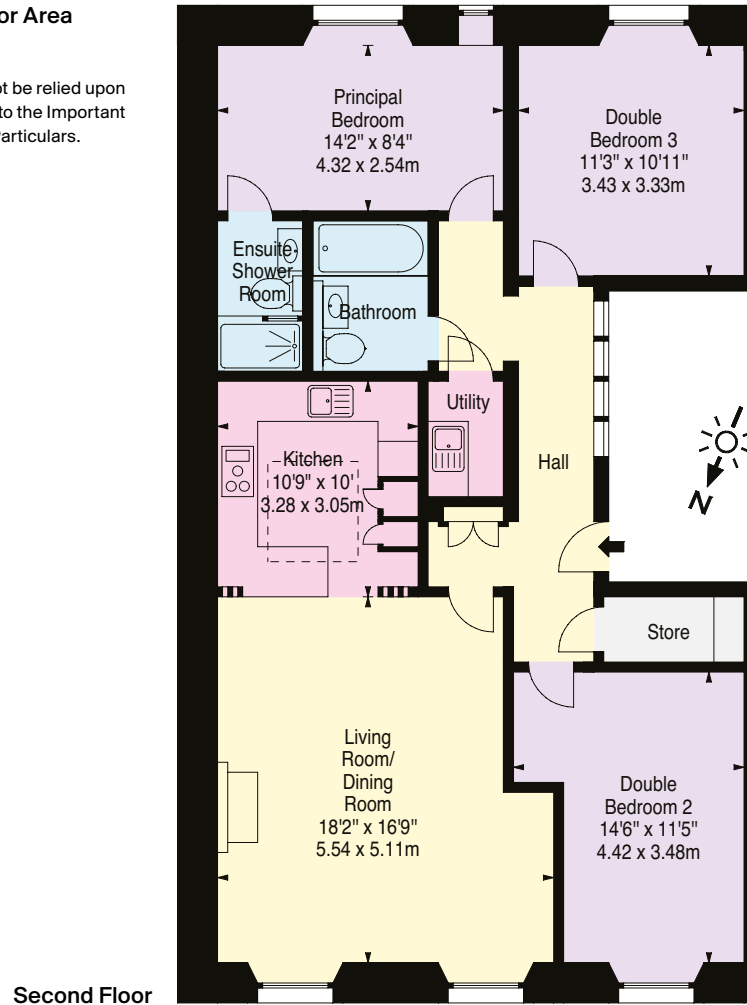
## Financial Guarantee/Anti Money Laundering

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**  
**1103 Sq Ft - 102.47 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**  
 80 Queen Street  
 Edinburgh  
 EH2 4NF  
[knightfrank.co.uk](http://knightfrank.co.uk)

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**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 June 2024. Photographs and videos dated June 2024.

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