



Blenheim Place, Edinburgh, EH7





A **contemporary** two bedroom patio flat in a central Edinburgh address.

Renovated recently throughout, this main door property is located on the lower ground floor flat of a stunning 1820s Playfair house. The flat is entered at lower floor level with its own entrance with the rear elevation being four floors up allowing for an abundance of light. There is a private patio area to the front of the building, alongside two dry-lined cellars.



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EPC

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Offers Over

£475,000

Tenure

Freehold

Local Authority

The City of Edinburgh Council

Council Tax

Band E



The excellently proportioned sitting room is set to the rear of the building. Modern wooden floors are a particular feature, in addition to an abundance of natural light. The principal bedroom is adjacent and is perfectly proportioned with bespoke fitted cupboards. The shower room is contemporary in design and serves both bedrooms, in addition to the sleek cloakroom located off the entrance hall.

Bedroom two is set to the front of the building, also featuring bespoke fitted cupboards. The high specification kitchen is also located to the front of the building; the unusual, modern design includes all fitted appliances and space for dining, perfect for entertaining.



Location

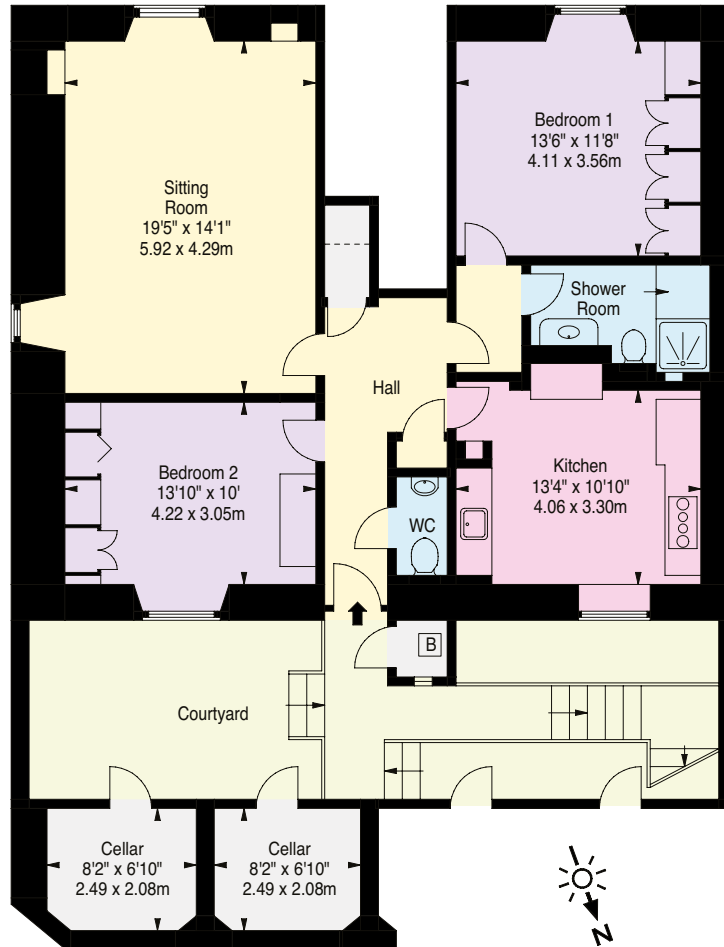
Blenheim Place is a popular street in the New Town area of Edinburgh and lies a short walk from the bustling city centre. The New Town is world renowned for its architecture and the quality of city centre living it offers, with a wonderful and varied choice of excellent local amenities. Broughton Street, just a block away, has a plethora of wonderful, independent restaurants, bars and bistros on offer. A wide selection of local amenities, including a further range of restaurants and fantastic shops are also available on George Street and Multrees Walk including Harvey Nichols and Louis Vuitton. There is a wide variety of recreational facilities within easy reach, including the Playhouse Theatre, the newly redeveloped St. James Quarter with its wide array of global and local brands and the green spaces of Calton Hill Gardens, Inverleith Park and The Royal Botanic Gardens.

Edinburgh boasts an impressive choice of independent schools, including The Edinburgh Academy, Fettes College, St. George's School for Girls, The Mary Erskine School, Stewart's Melville Schools, Merchiston Castle School and George Watsons College, all of which are within easy reach of the property. Equally, prestigious arts and cultural facilities such as the Scottish National Portrait Gallery are a short walk away.

**Approximate Gross Internal
Floor Area**
1001 Sq Ft - 92.99 Sq M
(Including Boiler)
Cellars: 115 Sq Ft - 10.68 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



Lower Ground Floor

Edinburgh bus station is just around the corner, serving central Edinburgh and beyond. The tram line is also a 1-minute walk away, with direct service to Edinburgh International Airport or all the way to Leith and Newhaven. Edinburgh Waverley Train Station is less than 10 minutes walking distance.

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

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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 January 2024. Photographs and videos dated January 2024.

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