



Ainslie Place, Edinburgh, EH3

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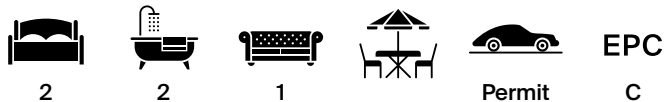


# An immaculate ground floor apartment **with private terrace** located in a prime New Town address.

Ainslie Place is an wonderful ground floor apartment forming part of an A-listed Georgian townhouse in the heart of Edinburgh's New Town. The property is beautifully presented throughout.

The south-facing drawing room has a feature fireplace and two large sash and case windows with working shutters which flood the room with light. There are two spacious double bedrooms to the rear of the property, both benefitting from ample storage and enjoy a peaceful aspect over the rear gardens, the principal bedroom benefits furthermore from an en suite bathroom. There is a three piece bathroom suite and a further utility room off the hallway.

Completing the accommodation is the kitchen which leads to the large private terrace where there are wonderful views to the north, over the Water of Leith and Stockbridge to the Firth of Forth and Fife beyond.



Offers Over	Tenure	Local Authority	Council Tax
£550,000	Freehold	The City of Edinburgh Council	Band G



Externally there is residents access to the green spaces on Ainslie Place and Randolph Crescent as well as the Bank Gardens and the grand, circular garden in Moray Place. Parking is available with a residents permit by arrangement with Edinburgh Council.

## Location

Located in Edinburgh's prestigious World Heritage Site of the Georgian New Town, Ainslie Place is split into three parts forming a pair of handsome Georgian crescents, set round delightful central gardens linking the tranquil Moray Place to Randolph Crescent.

Situated a stone's throw away from the retail and commercial centre of Edinburgh in George Street and Princes Street, and a short walk from the West End, the property enjoys all the benefits of city centre living with a wide variety of shops, bistros and restaurants on the surrounding streets as well as in nearby Stockbridge. Waverley and Haymarket train stations and the tram are also easily accessible.

The property enjoys access to Ainslie Place gardens whilst residents can apply for access into the Moray Pleasure Grounds. Bank Gardens are at the rear of Ainslie Place and extend down to the banks of the Water of Leith, whilst the Royal Botanic Gardens are Inverleith Park and also close by.

There is a wide range schools within easy reach on the north side of the City both in the state and private sectors, including The Edinburgh Academy, Erskine Stewart's Melville Schools, St George's and Fettes College.

## 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**  
**1098 Sq Ft - 102.00 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.



**Ground Floor**



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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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