



Gayfield Square, Edinburgh, **EHI**

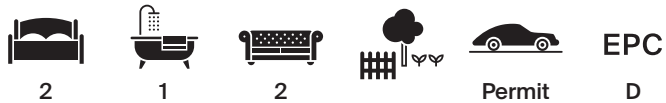
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## An **exemplary A listed** main door apartment boasting private garden in the heart of Edinburgh.

A superb two bedroom main door garden flat situated on an elegant Georgian square at the eastern end of Edinburgh's prestigious New Town. Gayfield Square has a lovely park at its centre which is mainly laid to lawn with mature trees.



<b>Offers Over</b>	<b>Tenure</b>	<b>Local Authority</b>	<b>Council Tax</b>
£630,000	Freehold	The City of Edinburgh Council	Band E



The property, which has a private front patio with two under pavement dry lined cellars and a large rear garden along with a studio room; currently being used as a home office, offers well-proportioned accommodation with generous ceiling heights and period features throughout such as working shutters. The property has been recently completely refurbished by the current owners.

The accommodation comprises - lovely sitting room overlooking rear garden, kitchen/dining room and door to the private rear garden, two double bedrooms to the front of the property with the principal bedroom benefitting from box room and mezzanine level. Internal modern bathroom.

The private garden has been newly designed and benefits from borders with fern and grasses along with a pond. A well-proportioned studio/office with power completes this area.

## Location

Gayfield Square is located to the east of the historic 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 new redeveloped St. James Quarter with its wide array of global and local brands and the open, green spaces of 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. Edinburgh bus station is just around the corner, serving central Edinburgh and beyond.

## Approximate Gross Internal Floor Area

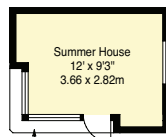
1261 Sq Ft - 117.15 Sq M

Summerhouse: 98 Sq Ft / 9.10 Sq M

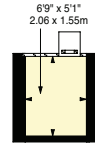
Utility: 128 Sq Ft / 11.89 Sq M

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.

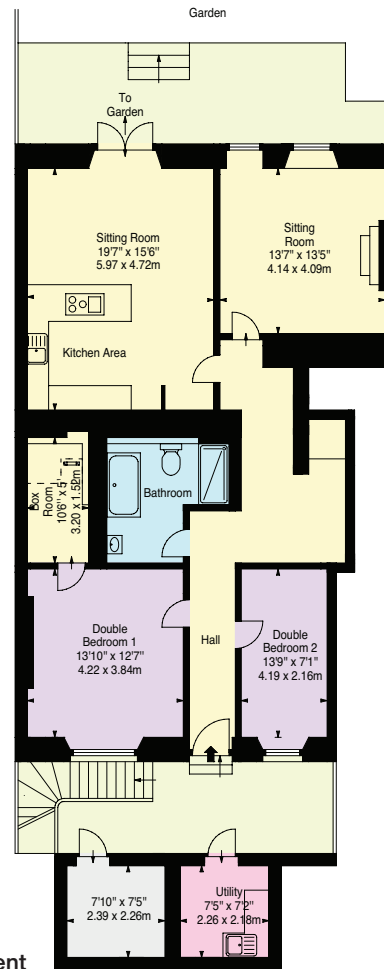
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Ground Floor



Mezzanine



Basement

Knight Frank Edinburgh  
80 Queen Street

Edinburgh  
EH2 4NF

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I would be delighted to tell you more

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The tram terminus is also a 3 minute walk away, with direct service to Edinburgh International Airport and a new extension underway extending all the way to Leith. Edinburgh Waverley Train Station is less than 10 minutes walking distance. Gayfield Square provides all the convenience of living in the heart of the Capital on a quiet residential street.

## 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 June 2024. Photographs and videos dated June 2024.

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