



23/3 SCOTLAND STREET  
NEW TOWN  
EDINBURGH  
EH3 6PU

OFFERS OVER  
£725,000

 CONNELL & CONNELL WS  
SOLICITORS AND ESTATE AGENTS

**SUPERB  
AND SPACIOUS  
TOP FLOOR FLAT IN  
A "B" LISTED BUILDING  
IN THE HEART OF THE  
NEW TOWN CLOSE TO  
EXCELLENT LOCAL  
AMENITIES**

VIEWING  
BY APPOINTMENT  
TELEPHONE AGENTS  
0131 524 3800 FOR  
AN APPOINTMENT

Superb and spacious four bedroom top floor flat (one flat per floor) situated in the heart of Edinburgh's historic New Town Conservation Area and forming part of a substantial 'B' listed building. There are open views to the rear of property overlooking attractive gardens and towards the Broughton St Mary's Church in Bellevue Crescent. The flat is located in Edinburgh's prestigious Georgian New Town and Scotland Street is only a few minutes' walk from Princes Street and George Street with an extensive range of major retail outlets, popular restaurants and bars. The cosmopolitan areas of Stockbridge and Broughton Street which offer an array of individual shops, galleries, restaurants and coffee shops are also only a short walk away.

Schools catering for all age groups are easily accessible including The Edinburgh Academy, the Erskine Stewart's Melville Schools and Fettes College. Recreational facilities in and around the area include the nearby King George V Park, the extensive greenery of The Royal Botanical Gardens and Inverleith Park, Drummond Tennis Club, Glenogle Swim Centre, health clubs and walking/cycling opportunities along the Water of Leith walkway. A frequent public transport operates nearby to many parts of the City with a tram stop also located close by at St Andrew Square.

The property benefits from gas central heating, sash and case windows and good storage facilities. Attractive period features including working window shutters, dado panelling, decorative cornicing and original doors.

Private under pavement cellar. Resident permit parking is available on application to The City of Edinburgh Council.

Access to the private Drummond Place Garden may be available on application to the Garden Management Committee.



## PROPERTY DETAILS

- \* Welcoming and spacious entrance hall providing access to all rooms. Walk in cupboard housing boiler. Second large cupboard with shelving.
- \* Bright and spacious Lounge with twin sash and case windows to front with working shutters. Fireplace with wooden mantle and gas fire. Decorative cornice. Picture rail. Wood panelling. Edinburgh wall press.
- \* Fully fitted Dining kitchen with matching wall and base units. The free standing gas cooker is included in the sale together with one of the fridges. Ample solid wood worktops with double sink. Dining area with space for good sized dining table and chairs. Window to rear with lovely open outlook.
- \* Elegant and spacious Master Bedroom with sash and case window to rear again with open outlook. Fireplace housing gas fire. Decorative cornice.
- \* Second Large Double Bedroom with window to rear. Built in cupboard. Cornice.
- \* Further large Double Bedroom with window to front. Fireplace with gas fire. Built in cupboard.
- \* Fourth Bedroom / Study with sash and case window to front. Cornice.
- \* Family Bathroom with four piece suite comprising bath, wash hand basin, bidet and WC. Large clothes pulley. Mirror. Picture rails. Window to rear.
- \* Shower Room with two-piece suite comprising wash hand basin and WC. Shower compartment with mixer shower. Wall heater.
- \* Utility Room with space for washing machine and tumble dryer.



## EXTERNAL

The property benefits from a private under pavement cellar (approx. 2.59m x 1.86m) although it now needs a new door fitted. There is a private garden to the rear of the property accessed via a communal lane.

Resident permit parking is available on application to the City of Edinburgh Council.



Energy Efficiency Rating: E



Photographs and Floorplan by Mike Doolley Photography 07730 560286



Note: Measurements are for general guidance only and are not warranted. These particulars do not form part of any contract. The floor plan is for illustrative purposes only and as such is not drawn to scale.