

44/4 Frederick Street

NEW TOWN, EDINBURGH, EH2 1EX



*ONE-BEDROOM FLAT WHICH IS IDEALLY POSITIONED
IN THE HEART OF EDINBURGH'S HISTORIC NEW TOWN*



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McEwan Fraser is delighted to present this fantastic one-bedroom flat which is ideally positioned in the heart of Edinburgh's historic New Town. Frederick Street connects Queen Street, George Street, and Princes Street meaning an extensive range of amenities are on your doorstep. The property has a quiet position to the rear of the building and would be an ideal first-time buy, pied-à-terre, or sound buy-to-let investment.



The accommodation is focused on a beautiful living room which has several traditional Georgian features including a high ceiling and a beautiful sash and case window that allows in floods of natural light. There is plenty of space for a large corner sofa and a dining table. The kitchen is open plan to the living room. Clever use of space sees a range of base and wall-mounted units that provide plenty of prep and storage space. An electric hob and oven are integrated.





The bedroom enjoys similar features to the living room with high ceilings and a traditional sash and case window. There are also fitted wardrobes. The bedroom has access to an en-suite bathroom which is tiled and finished with a three-piece white suite with a shower over the bath.



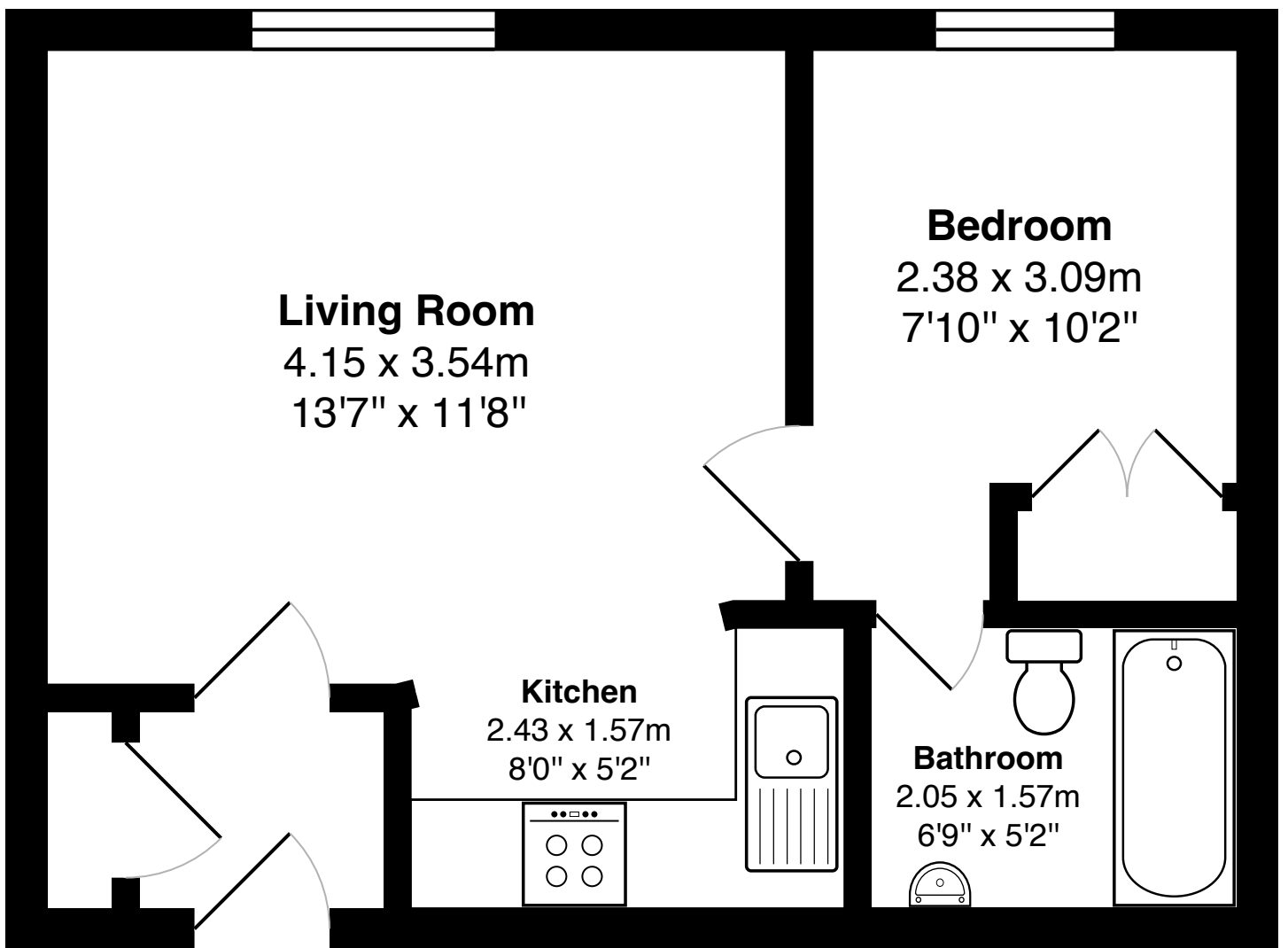
The flat includes access to a shared communal toilet located on the second-floor landing. This is a superb flat offering excellent value for money in a central location. It would make an ideal acquisition for a buyer who is happy to make their mark on their new home.





The Bathroom





Gross internal floor area (m²): 31m²

EPC Rating: C

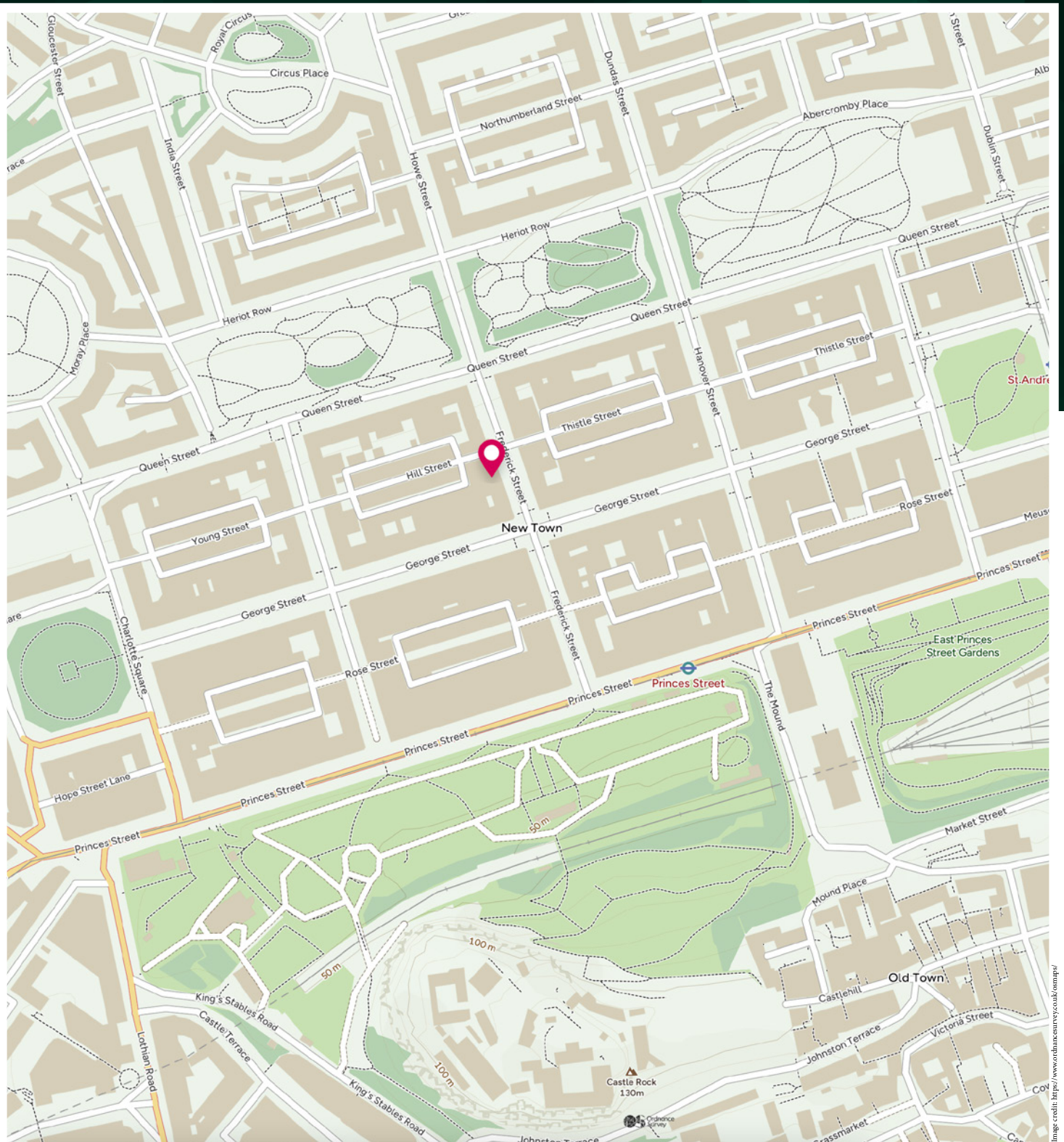


The New Town of Edinburgh enjoys an international reputation as a UNESCO World Heritage Site. Some argue that there are no better examples of Georgian architecture on such a scale and in such condition. The New Town dates to the late eighteenth century and was constructed around a plan conceived by the architect James Craig who was, at that time, only twenty-three years old. His vision, based on a system of parallel streets and squares, was developed and extended over the next century reaching out to the Greenside in the east, Canonmills and Stockbridge in the north and out as far as Haymarket in the west. The castle rock and Nor' Loch, now Princes Street Gardens, formed a natural boundary to the south. This area forms the very heart of the city and is considered a masterpiece of city planning.

Frederick Street is ideally positioned for the city's best shopping facilities which are available on Princes Street, George Street, and the all-new St James' Quarter which are within easy walking distance. There is immediate access to banks, building societies, and other financial services, as well as world-class bars and restaurants. A walk along Queen Street will take you to the famous Playhouse Theatre and the Omni Centre. For those who prefer open-air recreational facilities, Princes Street Gardens, the Botanic Gardens, and Inverleith Park are readily accessible.

Waverly Station is readily accessible and offers a fantastic train service getting you to London in around four and a half hours. The property is also situated close to the tram stops on Picardy Place and Princes Street that provide quick and convenient travel to Edinburgh Airport. The tram network has transformed the city and is a fast efficient and safe public transport system that is the envy of Europe. People can move seamlessly across the city without the current frustrations of traffic diversions.





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