




McEwan Fraser Legal

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NEW TOWN, EDINBURGH, EH3 6QA



NEW TOWN EDINBURGH

The New Town of Edinburgh enjoys an international reputation as a World Heritage Site. Some argue that there are no better examples of Georgian architecture on such a scale and in such condition. This area forms the very heart of the city and is considered a masterpiece of city planning. Within the city centre, only naturally, is everything that a modern metropolis can offer in terms of facilities, commercial and financial services, amenities and communications.

The city's best shopping facilities are available on Princes Street. George Street provides banking, building societies and other financial services, as well as excellent bars and restaurants. If you take a short walk from the property you will find yourself at the top of Broughton Street, next to the famous Playhouse Theatre. Leith Walk has access to a huge number of bus services, and is only five minutes from Waverley Train Station, making it suitable for a variety of potential buyers.

With a fantastic train service getting one to London in less than four and a half hours, soon to be under four hours with the new Hitachi trains. The property is also situated within close proximity to the tram terminus at York Place providing 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. There is a wide range of fantastic restaurants including the award-winning 'Gardener's Cottage' nestled within Royal Terrace Gardens and the Manna House Bakery and Patisserie. The Omni Centre, which houses a fabulous cinema complex sits beside the stunning 'The Glasshouse' Hotel, all of which are only minutes walk from the property.

With the popularity of the East End of the New Town, it is now seen by many as the 'new West End' with house prices set to boom with the new prestigious commercial, retail and leisure developments at St Andrew's Square and St James Centre which boasts new and exclusive rooftop terrace restaurants.

For those who prefer open-air recreational facilities, Princes Street Gardens is virtually on the doorstep. It is also only a short trip to the Botanic Gardens and Inverleith Park, whilst from Warriston, the routes of the old railway lines radiate out in a variety of directions providing interesting walks with new perspectives on otherwise familiar parts of the city.





NEW TOWN

ROYAL CRESCENT



An excellent opportunity has arisen to acquire this highly desirable two bedroom top floor flat, well located within the New Town area of Edinburgh and making for an ideal city centre residence.

With its dual aspect positioning as well as not being overlooked by any other property, viewing of this property is highly recommended.

Internally this accommodation is in excellent decorative order and briefly comprises; entrance hallway with a utility cupboard, a bright and spacious sitting room with a feature open fire including surround, period cornicing and an Edinburgh press, a fully fitted kitchen with modern splash-back paneling and an integrated 4 gas hob/oven,

extractor hood and under-unit lighting and a three-piece, partially tiled bathroom with an over-head shower and extractor fan.

There are also two spacious double bedrooms, one with a storage cupboard which also houses the boiler and the other with a further feature fireplace and Edinburgh press.

This property also benefits from; secure door entry system, gas central heating, single glazed sash & case windows, real wood flooring throughout the property, with the exception of the bathroom, a communal garden to the rear of the property, accessed via the stairway and more than adequate meter parking with residents permits available at a small annual fee.





THE DETAILS

DIMENSIONS, FLOOR PLAN & LOCATION

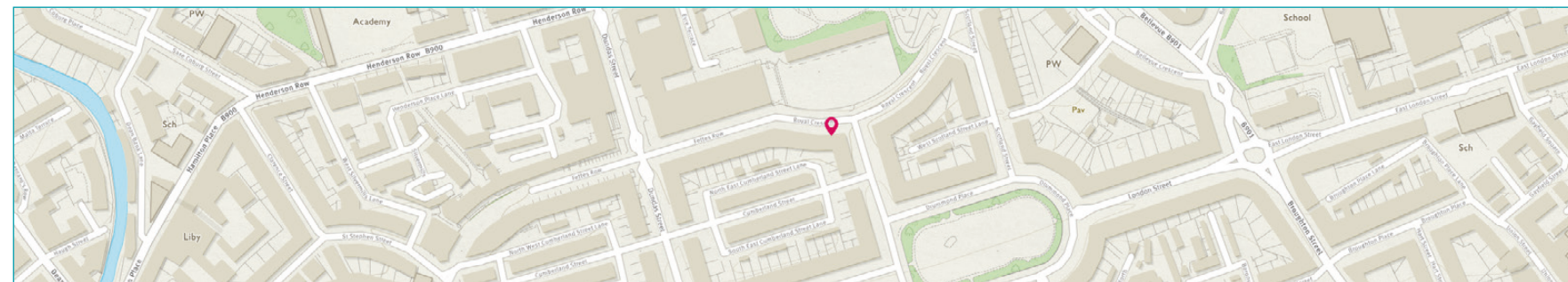
Approximate Dimensions
(Taken from the widest point)

Lounge	5.31m (17'5") x 4.18m (13'8")
Kitchen	2.17m (7'1") x 2.07m (6'9")
Bedroom 1	6.13m (20'1") x 2.94m (9'8")
Bedroom 2	4.99m (16'4") x 2.88m (9'5")
Bathroom	3.36m (11') x 0.39m (1'3")

Gross internal floor area (m²): 66m²

EPC Rating: D

Extras (Included in the sale): Washing machine, tumble dryer, fridge, freezer, microwave, sitting room mirror all fixtures and fittings, including; light fittings and fitted floor coverings. Please note, other items may be available through separate negotiation.






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**Part
 Exchange
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