




McEwan Fraser Legal
Solicitors & Estate Agents
0131 524 9797

108/3 George Street

NEW TOWN, EDINBURGH, EH2 4LH

NEWTOWN

EDINBURGH, EH2 4LH

For those who prefer open-air facilities, Princes Street Gardens is within walking distance. It is only a short trip north on foot 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 new perspectives on otherwise familiar parts of the city.

For nominal fee residents of the area can enjoy exclusive use of the sumptuous Queen Street Gardens West Private Gardens. Only a few minutes walk from this property's front door. The Gardens can be best described as an immaculately secluded large lawned open space of private communal garden with its natural beauty maintained by privately employed gardeners.

High street shopping facilities are available on Princes Street whilst luxury shopping can be found on Multrees Walk (e.g. Harvey Nichols, Louis Vuitton), George Street provides banking, building societies and other financial services, as well as excellent bars and restaurants.



108/3 GEORGE STREET

NEW TOWN, EDINBURGH, EH2 4LH

We are delighted to present this three bedroom, top floor, Georgian, tenement flat to the market. The property is situated in Edinburgh's desirable New Town and is grade A listed.

The accommodation is accessed up steps from the street into a well maintained communal stair. The property briefly comprises a lower and an upper level.

Main Floor; Entering into the flat you are greeted by a large welcoming hallway which provides two large cupboards making for excellent storage space. The lounge is bright and spacious with two large windows facing Edinburgh's renowned Castle Street. This does mean that there are some stunning views of Edinburgh's landmark castle. from the lounge, you access directly onto the kitchen which comes fully equipped with integrated appliances and a gas hob. The

kitchen is in great condition and has been very well looked after by the owners. The property also has three generously proportioned double bedrooms. The master bedroom is located on the top floor which faces the rear and benefits from en suite facilities which do require modernisation. The whilst bedroom two and three are located on the main level downstairs they are both generous in size and are certainly double bedrooms. Last but not least, there is a large main bathroom, with a shower over the bath. The bathroom comes fully tiled with a heated towel rail.

The property further benefits from gas central heating and in keeping with the area and style of property, it has sash and case windows. All in all, this property is in an excellent location, has been well looked after and would make a wonderful home or investment all year around.

Viewings are by appointment only.





SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lounge	5.83m (19'2") x 4.97m (16'4")
Kitchen	3.48m (11'5") x 2.30m (7'7")
Bedroom 1	5.73m (18'10") x 4.74m (15'7")
En-suite	2.00m (6'7") x 1.49m (4'11")
Bedroom 2	4.74m (15'7") x 4.30m (14'1")
Bedroom 3	4.78m (15'8") x 2.80m (9'2")
Bathroom	2.62m (8'7") x 1.76m (5'9")

Gross internal floor area (m²): 127m²

EPC Rating: C

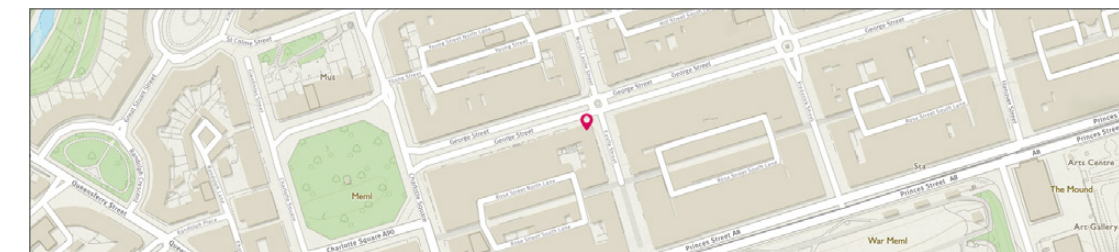


Image credit: <https://www.danceaurey.co.uk/maps/>



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
BEN STEWART CLARK
 Surveyor



Professional photography
ROSS MCBRIDE
 Photographer



Layout graphics and design
ALLY CLARK
 Designer