

27/2 Castle Terrace

WEST END, EDINBURGH, EH1 2EL



*Beautifully refurbished one-bedroom
flat in the heart of Castle Terrace*



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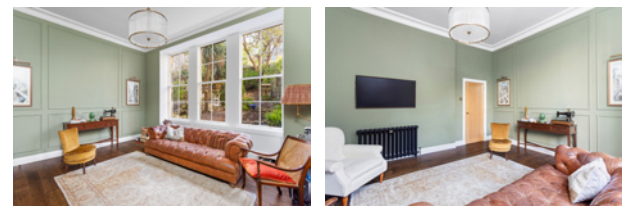


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McEwan Fraser Legal is delighted to present this stunning one-bedroom lower ground floor flat on Castle Terrace, set within a highly desirable and central location. The property has been recently refurbished to an excellent standard, with oak flooring flowing throughout much of the accommodation.

THE LIVING ROOM



Entering the flat, you are welcomed by a bright hallway. To your right, the spacious living room makes an immediate impression. This fantastic space is flooded with natural light thanks to the large windows spanning the entire rear wall, complemented by high ceilings that further enhance the sense of openness. Back through the hallway, the modern kitchen is also found on the right-hand side. Finished to a high specification, it is fitted with a gas hob, oven, integrated microwave, fridge/freezer, and wine fridge. The kitchen also benefits from the comfort of underfloor heating.

THE KITCHEN





Continuing down the hall, you arrive at the large double bedroom. This room is again filled with light from a generous window and offers plenty of room for freestanding furniture, alongside a substantial walk-in wardrobe and storage space. The internal accommodation is completed by a stylish three-piece family bathroom.

THE BATHROOM



THE BEDROOM



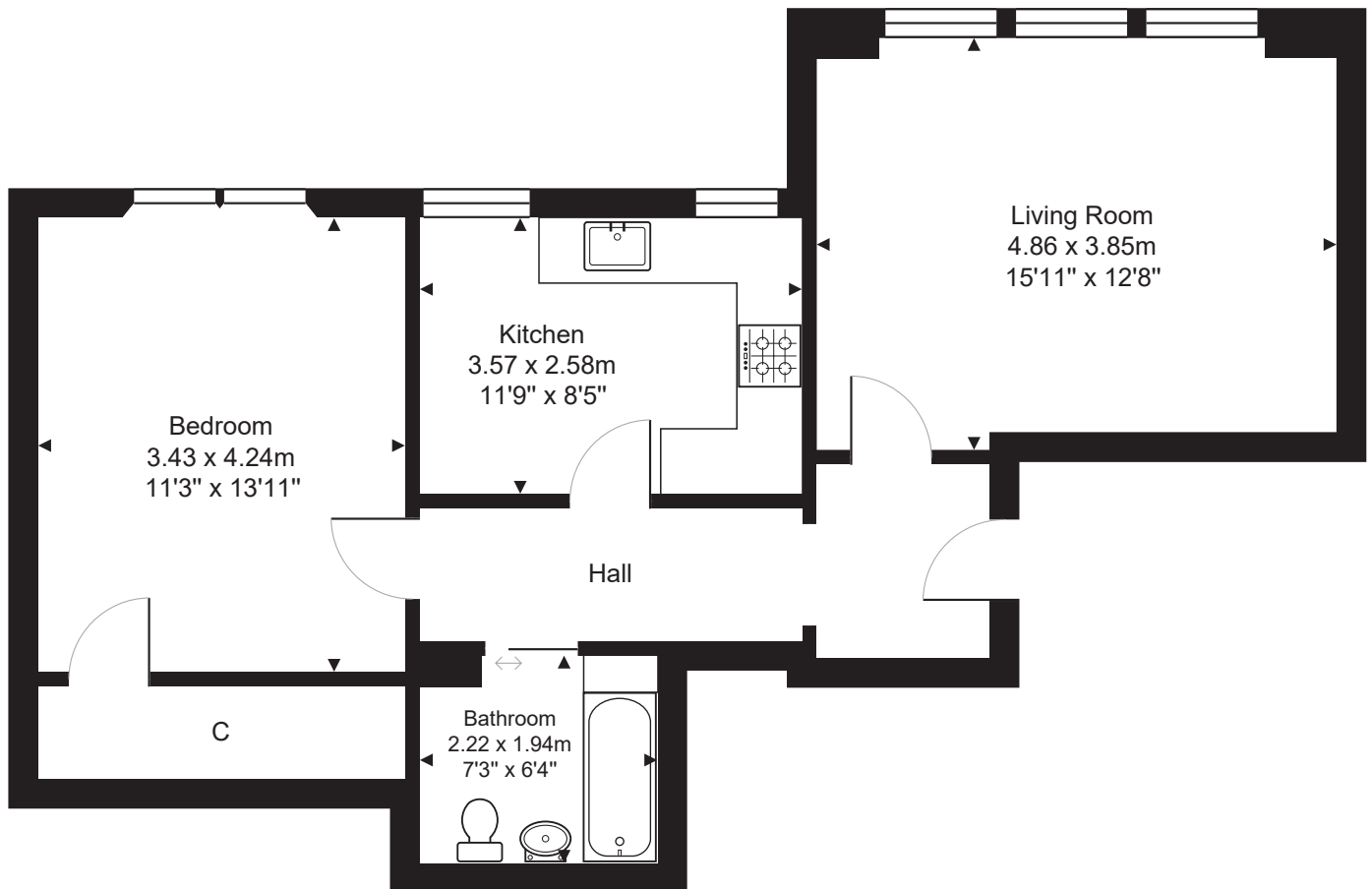
Externally, residents benefit from access to a communal garden, and on-street parking is available.

This beautiful flat will appeal to a range of buyers, from first-time purchasers to investors, looking for a home in one of the city's most sought-after areas.

EXTERNALS & VIEW

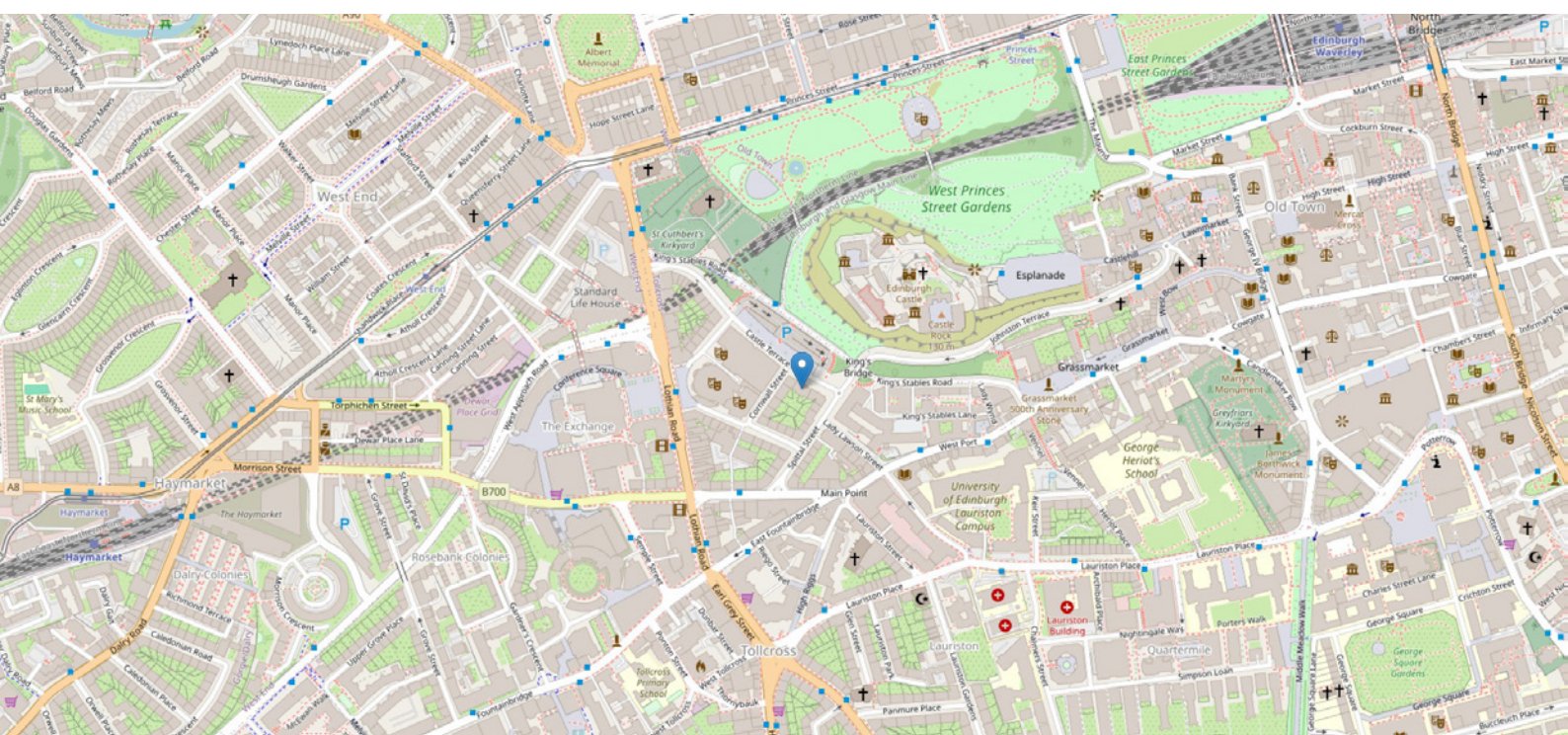


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 65m² | EPC Rating: D



THE LOCATION

Edinburgh's city centre and West End are famous for their Georgian and Victorian architecture. The interiors often feature spacious high-ceiling rooms with beautiful, ornate cornice work and ceiling roses. There is possibly no greater concentration of this style and quality of architecture to be found anywhere else in Britain. Princes Street, with its beautiful backdrop of Edinburgh Castle and Princes Street Gardens, offers some of Edinburgh's most specialist shops, as well as truly extensive shopping facilities. The two magnificent squares, St. Andrew Square and Charlotte Square, are linked by George Street and along with Queen Street, they are home to Edinburgh's business world.





There is an endless variety of restaurants and bars with every possible taste in food catered for hotels, theatres, and cinemas are all within easy reach in the West End and are, at most, a five-minute walk away. Art galleries and places of historical interest abound.

Small, local shopping centres are distributed all around the West End and New Town at places like William Street and Queensferry Road, and these supply all daily requirements adequately. These areas also provide their own local building society, banking and Post Office services.

Naturally, there are regular public bus services to all parts of the city and beyond, whilst Haymarket and Waverley Station provide an excellent train service to all parts of the country.



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