

38/8 Barony Street

NEW TOWN, EDINBURGH, EH3 6NY



Generous three-bedroom top floor flat with communal garden in the heart of Edinburgh



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McEwan Fraser is delighted to present this spacious three bedroom top floor flat to the market. The property occupies a prime position off Broughton Street in Edinburgh's sought after New Town. Presented in good order, there are excellent proportions throughout with three good sized double bedrooms, bathroom, living room and separate kitchen making it ideal for both owner/occupiers and buy to let investors. Further benefits include gas central heating and a communal rear garden.

THE LOUNGE



THE KITCHEN



Internally, the property is arranged around a central hallway with integrated storage. Accommodation is focused on a large, neutrally decorated, dual aspect living room. Naturally bright due to the elevated position of the flat, the living room has plenty of space for a range of different furniture arrangement to suit individual taste. The kitchen is accessed from the living room and contains a range of high gloss base and wall mounted units that afford plenty of prep and storage space for the aspiring chef. Gas hob, electric oven and cooker hood are integrated and space is provided for further free standing appliances.

The master bedroom is particularly spacious and faces the front of the property. There is ample floor space for a full range of free standing bedroom furniture alongside the integrated wardrobe. Two further adjacent double bedrooms overlook the communal rear garden.

THE MASTER BEDROOM



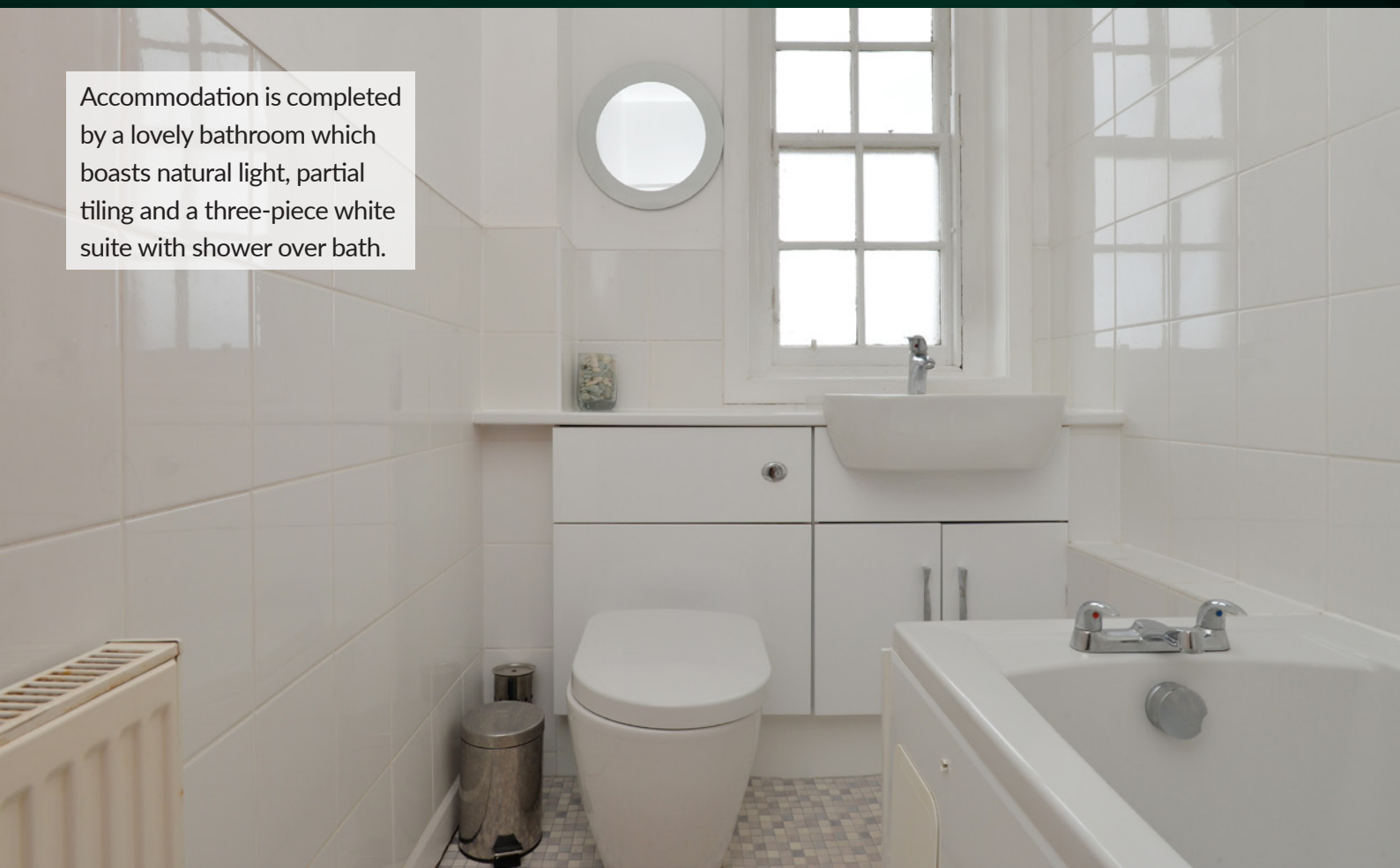
BEDROOM 2





BEDROOM 3 & BATHROOM

Accommodation is completed by a lovely bathroom which boasts natural light, partial tiling and a three-piece white suite with shower over bath.

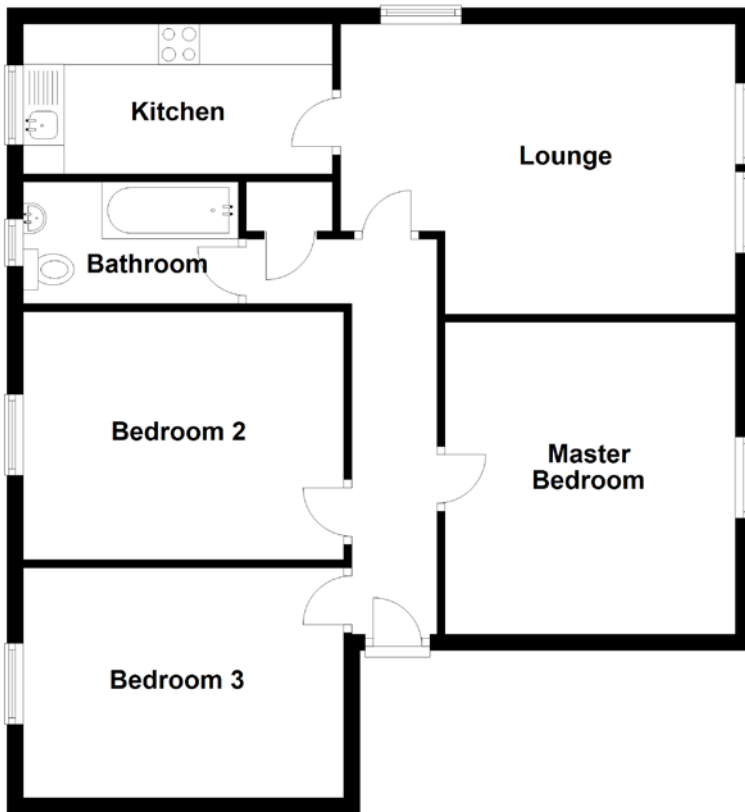


This is a generous property in a good location offering excellent value for money. Viewing is highly recommended.

THE GARDENS



FLOOR PLAN, DIMENSIONS & MAP

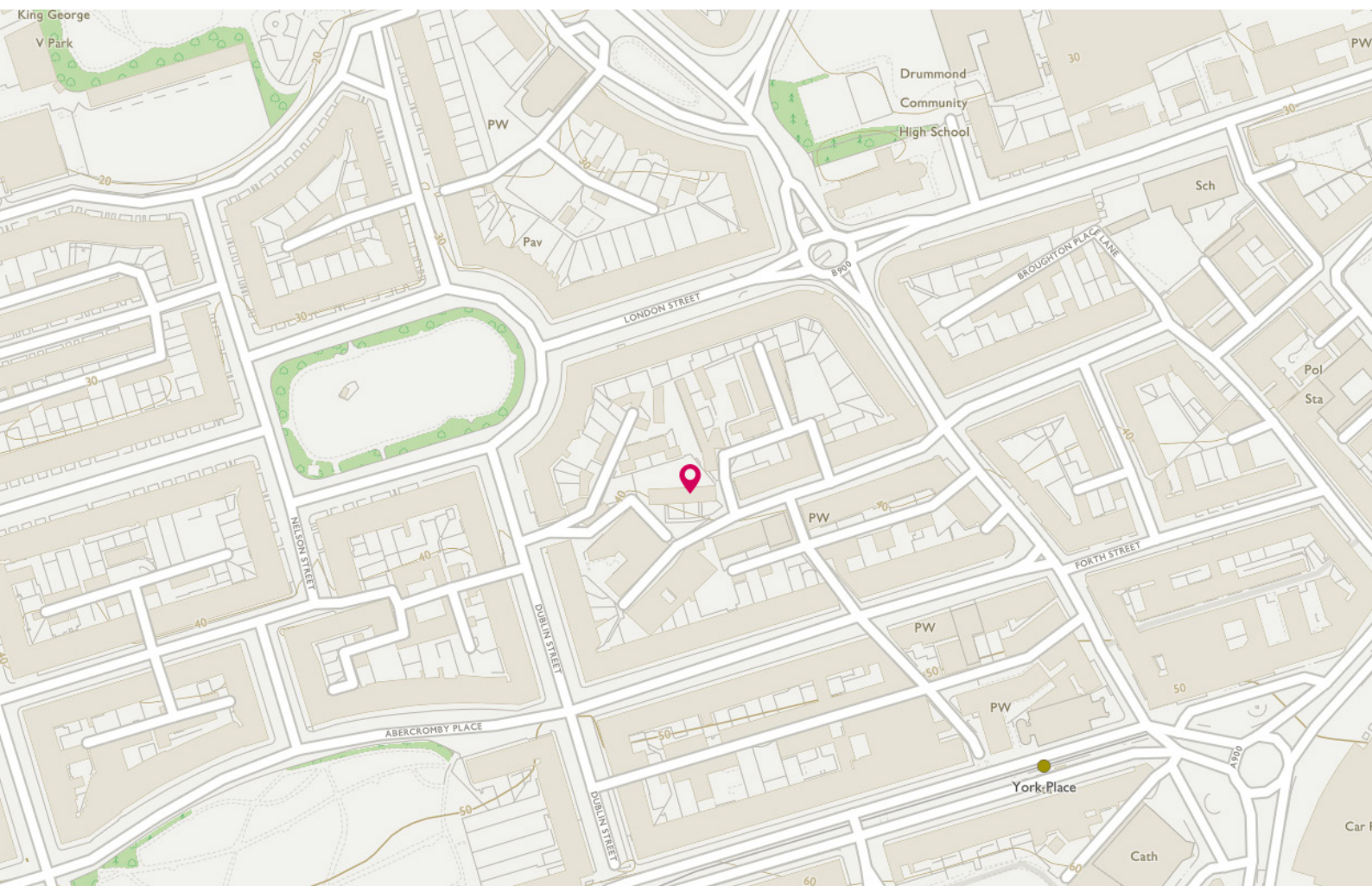


Approximate Dimensions
(Taken from the widest point)

Lounge	4.87m (16') x 3.58m (11'9")
Kitchen	3.81m (12'6") x 1.85m (6'1")
Master Bedroom	3.85m (12'8") x 3.58m (11'9")
Bedroom 2	3.95m (13') x 3.06m (10')
Bedroom 3	3.95m (13') x 2.84m (9'4")
Bathroom	2.65m (8'8") x 1.50m (4'11")

Gross internal floor area (m²): 84m²

EPC Rating: E



THE LOCATION

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.

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.

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