

# 47/2 Blackfriars Street

EDINBURGH, EH1 1NB



*Stunning two-bedroom apartment, a stone throw from the Royal Mile*



0131 524 9797



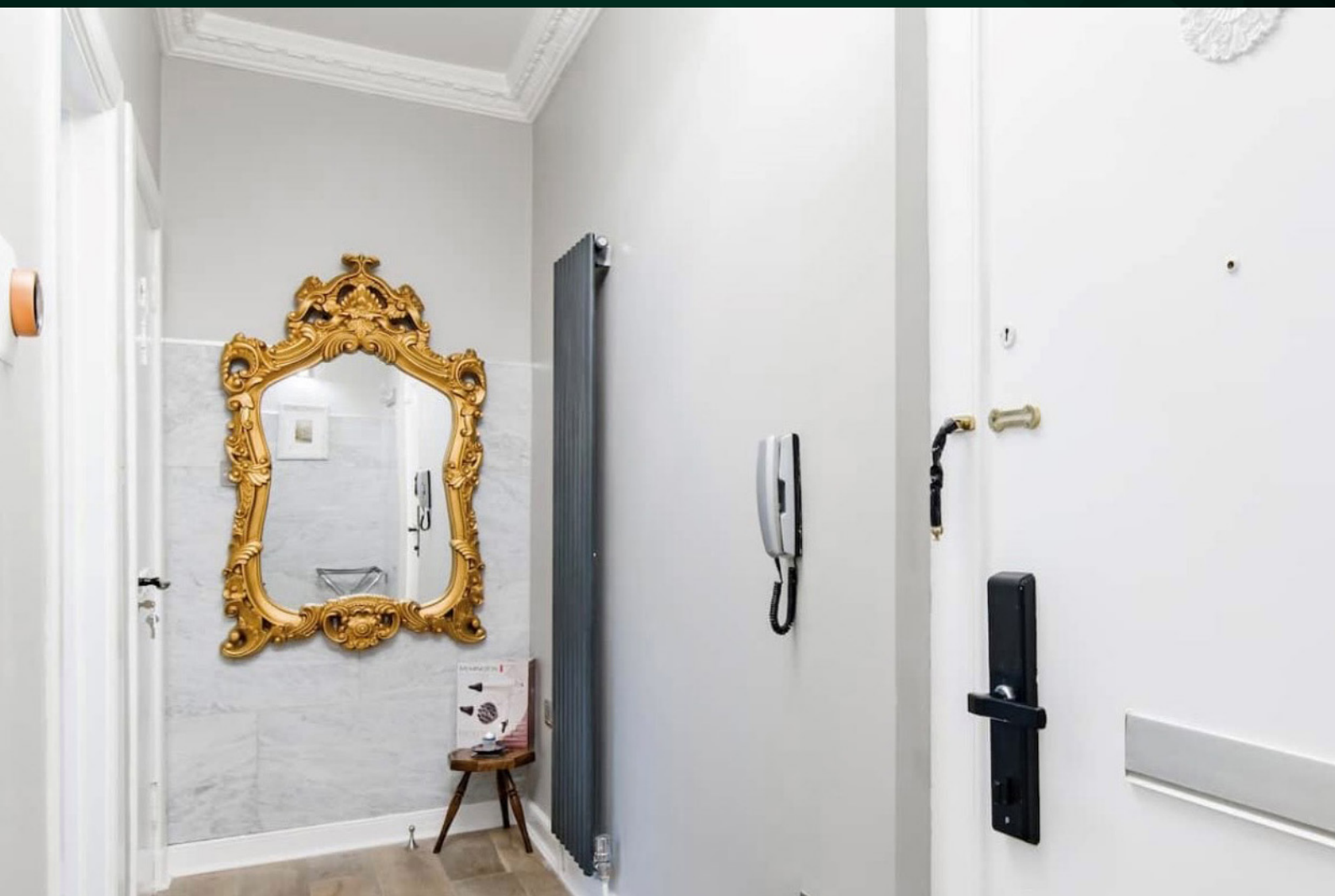
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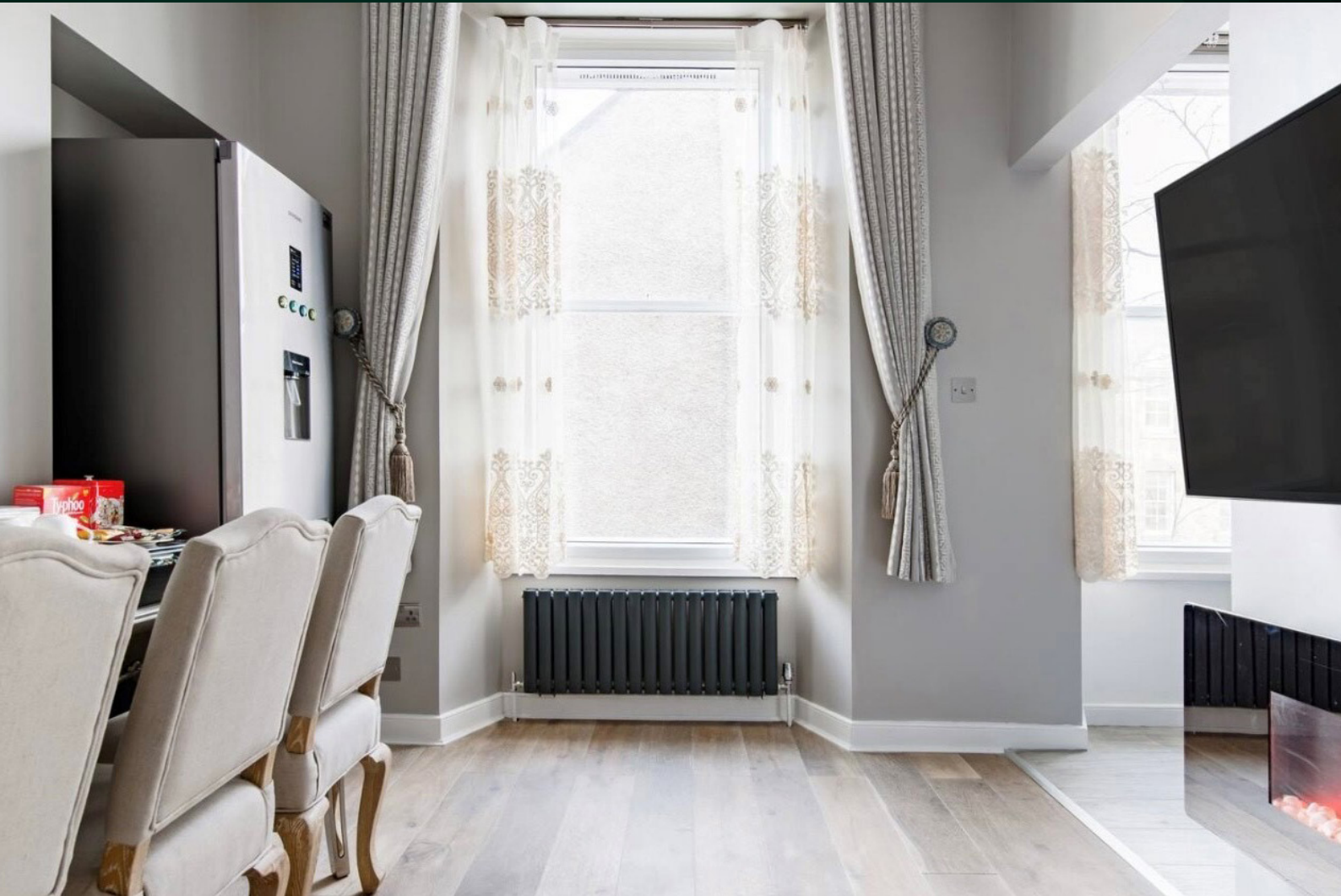
McEwan Fraser is delighted to present this magnificent two-bedroom apartment to the market. Occupying a first-floor position, it is presented in excellent internal order and retains many original period features. Viewing is essential to fully appreciate how well it has been upgraded and the unique situation on offer. The current owners have gone to great expenses to ensure this property meets first-class specifications and has been renovated to an incredible standard.

# THE HALLWAY



Internally, the property is arranged around a welcoming hallway that enjoys high ceilings, and integrated storage, and gives access to all apartments. The hallway itself is ornately finished and gives the first clue to the quality available throughout the property. The solid wood floor, designer radiators and Nest smart learning thermostat add warmth, character and style to the property.

# THE LOUNGE



The lounge enjoys generous floor space and has retained many original features including high skirting boards, sash and case windows with acoustic secondary glazing, and an ornate cornice.



# THE KITCHEN



A well-appointed Magnet kitchen, overlooking the communal rear garden, provides an excellent space for any chef. The kitchen comprises a full range of base and wall-mounted units, all topped with quartz work surfaces. There is a beautiful Blanco sink with Hansgrohe pull-out spray kitchen tap.



Bedroom one is very generous in size and has been further upgraded by bespoke luxury integrated wardrobes ensuring that the room is kept clutter-free. There is plenty of floor space to add further free-standing furniture. The second bedroom is a bright single with large window and could make a lovely home office/ nursery if needed. Both bedrooms also benefit from the acoustic secondary glazing in terms of the noise deduction and energy saving.

The accommodation is completed by the stylish high ceiling bathroom which is fully tiled and includes a large L-shaped shower bath and rain shower. The bathroom just oozes luxury and it has been finished in striking Italian marble. It has a deep bathtub with mood lighting, Bauhaus LED Mirror with bluetooth speaker and a Hansgrohe thermostatic shower making this the perfect place to relax and soak after a long day. Ideal Standard wall-hung toilet with Geberit concealed cistern and Crosswater Svelte wall-mounted vanity unit & glass basin with designer mixer tap to ensure the finishing quality of the luxury bathroom.

This apartment has an abundance of storage which is a real luxury in this part of the city. There are two spacious storage rooms and one large utility room, which is fully equipped with a Samsung washing machine and a AEG heated pump dryer.

# THE BATHROOM



# BEDROOM 1



# BEDROOM 2 & EXTERNALS

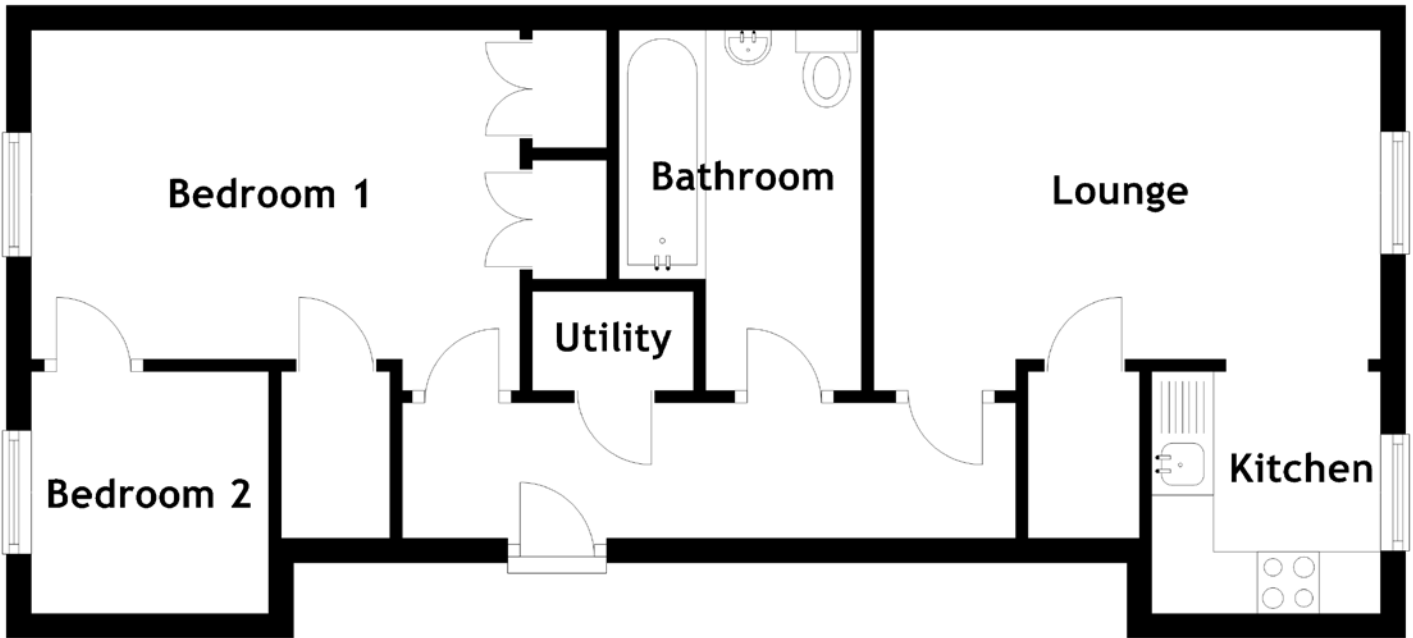


Further benefits of the magnificent apartment include a large well maintained communal garden, gas central heating and ample residents permit parking in the surrounding area. This apartment is offered to the market in true walk-in condition, it would lend itself perfectly to a wide range of prospective buyers and could also make a sound Buy To Let Investment.

Early viewing is advised.



# FLOOR PLAN, DIMENSIONS & MAP

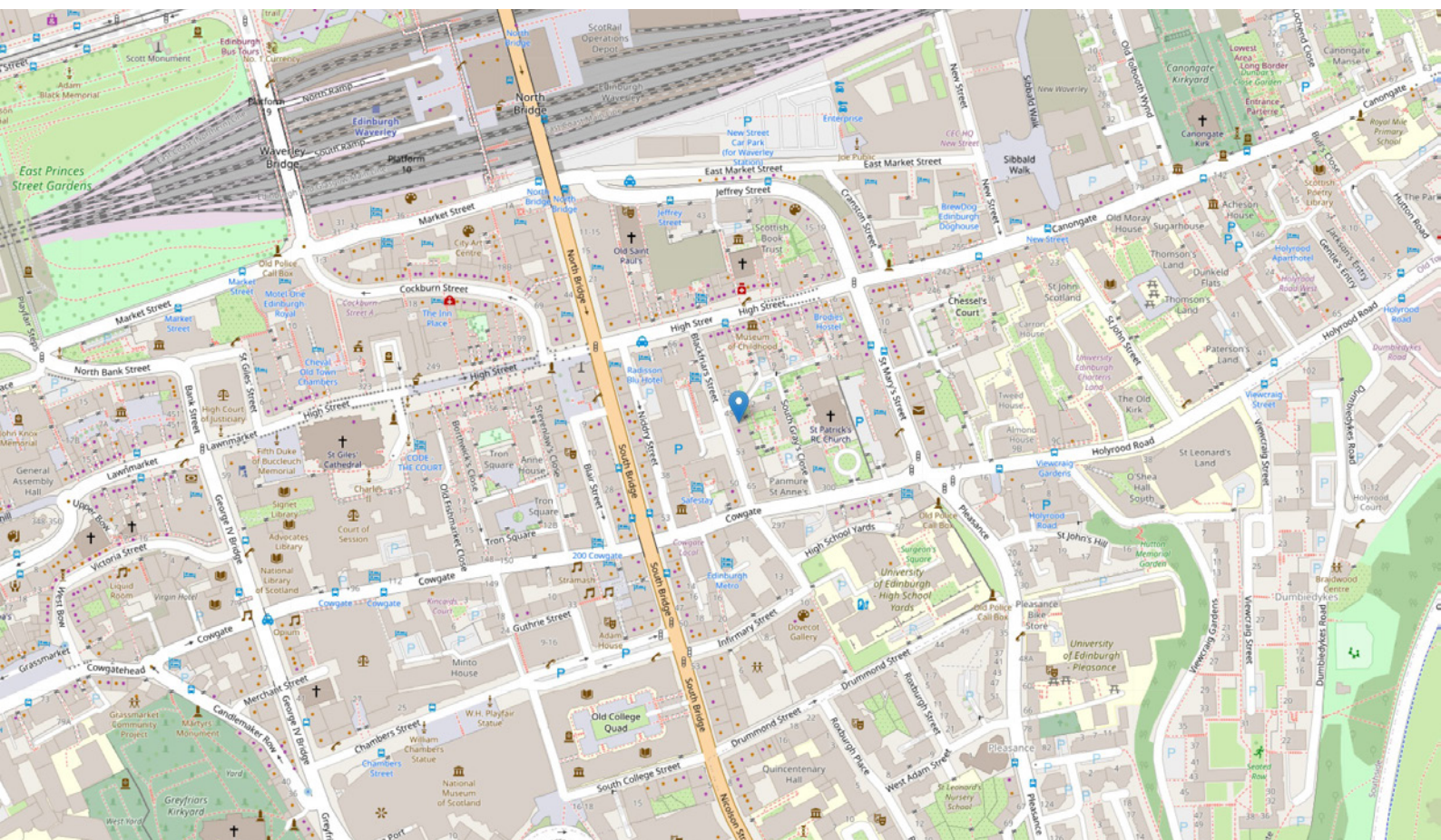


Approximate Dimensions (Taken from the widest point)

Lounge 4.10m (13'5") x 2.91m (9'7")  
 Kitchen 1.92m (6'4") x 1.85m (6'1")  
 Utility 1.07m (3'6") x 0.80m (2'7")

Bedroom 1 3.95m (13') x 2.91m (9'7")  
 Bedroom 2 1.92m (6'4") x 1.87m (6'2")  
 Bathroom 2.91m (9'7") x 1.86m (6'1")

Gross internal floor area (m<sup>2</sup>): 54m<sup>2</sup> | EPC Rating: C





# THE LOCATION

Blackfriars Street is located in Edinburgh's historic Dumbiedykes area and is situated just off the Royal Mile and close to the Old Town, Grassmarket and West End which offer a magnificent setting in which to work and live.





The architecture of the surrounding streets provide many fine examples of both the Victorian and Georgian era and the area is well-served by a number of cultural venues including the Lyceum Theatre and Usher Hall, both within walking distance of the flat. The Sheraton Hotel with Spa and restaurant is also within close proximity as are other recreational amenities such as Pure Gym, The Film House and Odeon Multi-screen Cinema. There are a wide range of local amenities including a variety of everyday shops. The city is also well known for its abundance of Bars, Bistros and Restaurants to suit everyone. For those seeking cultural experiences there is a wide selection of Art Galleries, Museums, Theatres, Cinemas and Concert Halls nearby. Waverley train station is less than a 5 minute walk away with access to the whole of Scotland as well as Edinburgh's nearby Tram link.



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