

20/6 Howe Street

NEW TOWN, EDINBURGH, EH3 6TG



THREE BEDROOM FLAT IN
EDINBURGH'S NEW TOWN



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PART EXCHANGE AVAILABLE

McEwan Fraser Legal is delighted to present this exceptional property located on the prestigious Howe Street in Edinburgh's coveted New Town. Offering a myriad of upscale features and a prime location, this residence presents an unparalleled opportunity for a refined lifestyle.

Internally the property briefly comprises of a large living room, boasting unparalleled views down Northumberland Street along with the rest of the Georgian surroundings. Moving on from here you are able to Indulge your culinary passions in the modern and recently fitted kitchen, equipped with top-of-the-line appliances, sleek design and contemporary finishes.

The property boasts three generously proportioned double bedrooms, one to the front of the building and two to the back. The property also benefits from two three-piece bathrooms, one being a Jack and Jill to double up as an en-suite.

The Property





The Kitchen





Bedroom 1





Bedroom 2





Bedroom 3

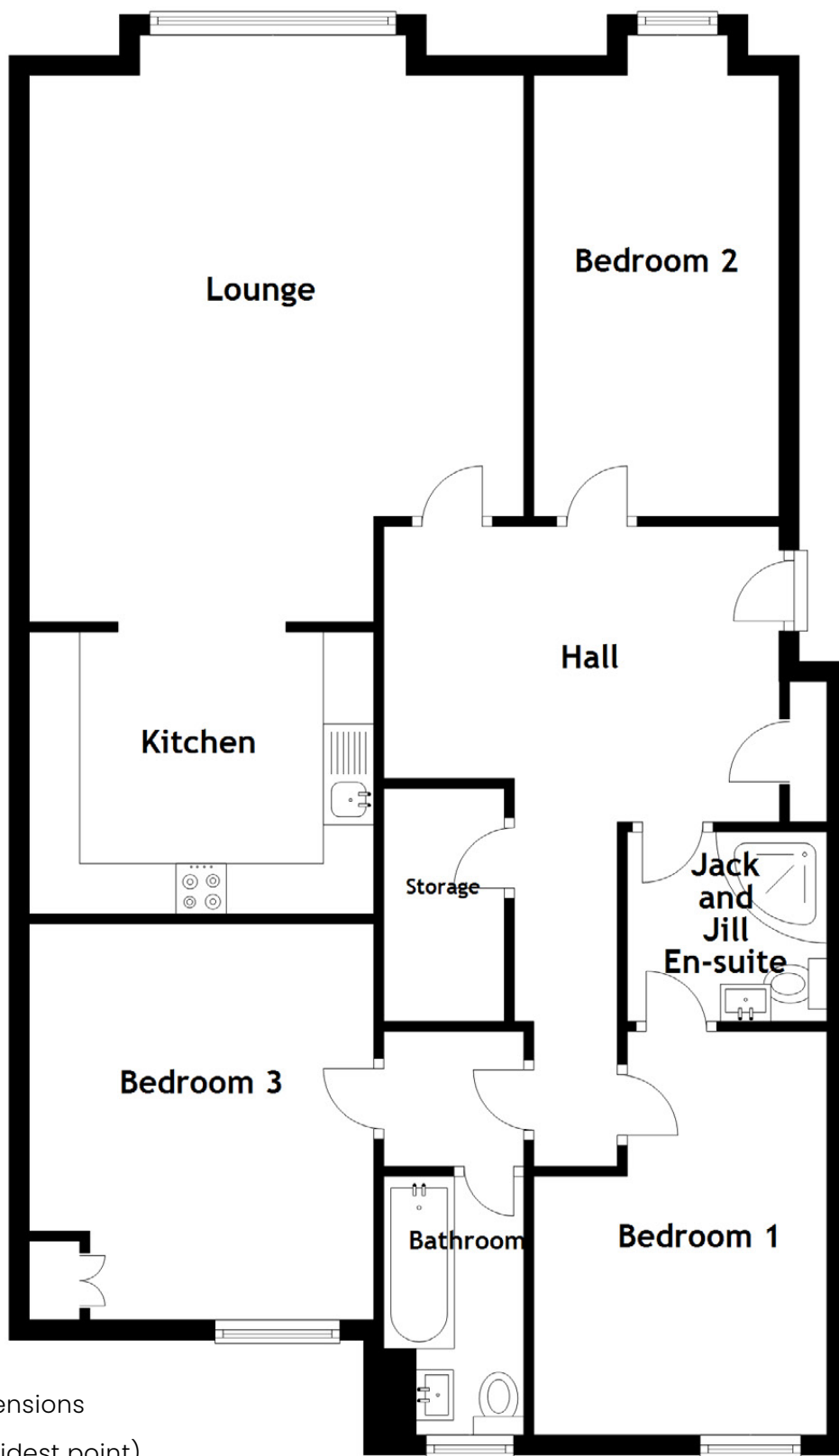




En-Suite





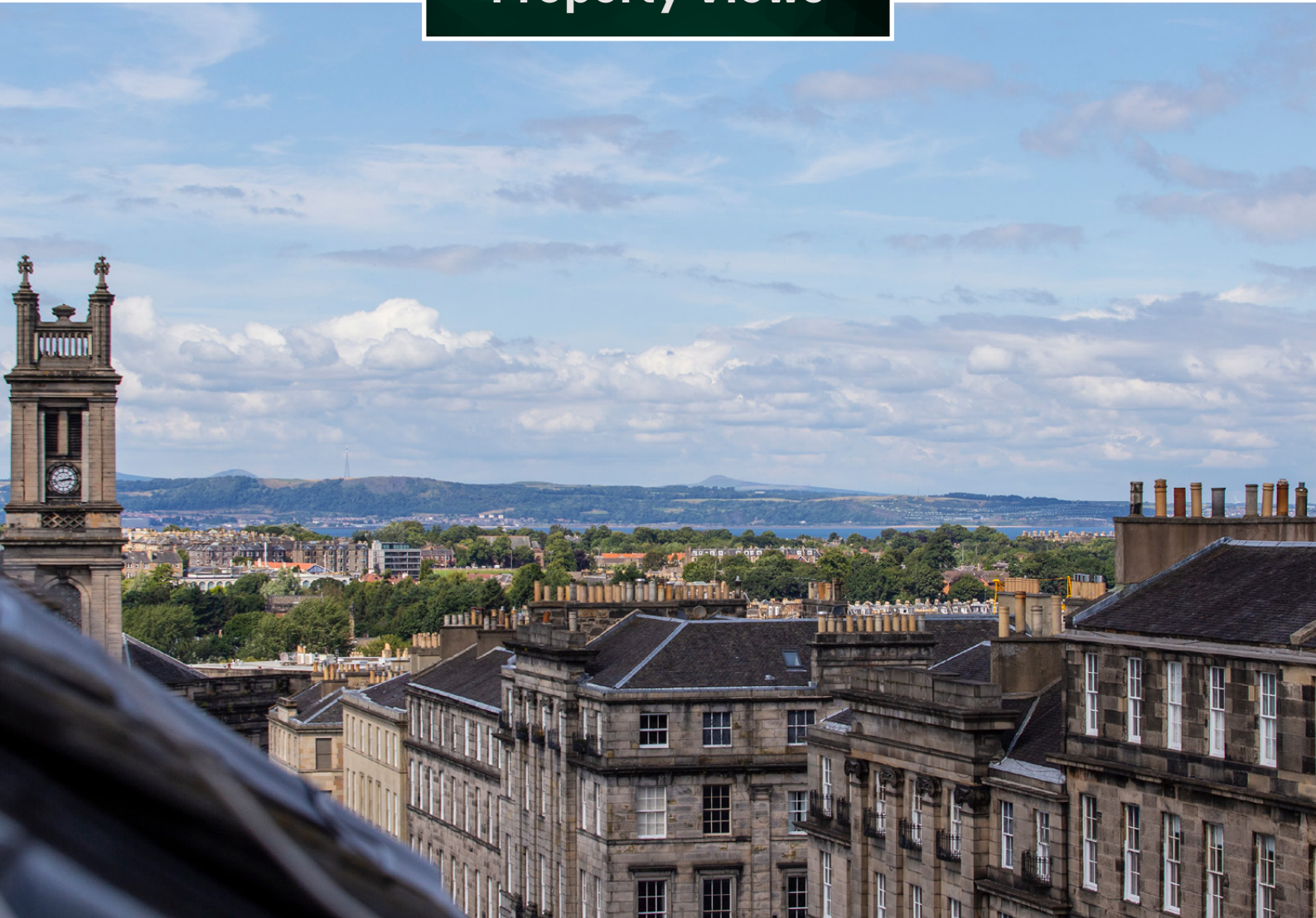


Approximate Dimensions
(Taken from the widest point)

Lounge	5.83m (19'1") x 4.91m (16'1")	Bathroom	2.57m (8'5") x 1.39m (4'7")
Kitchen	3.42m (11'3") x 2.80m (9'2")	Jack and Jill En-suite	1.98m (6'6") x 1.88m (6'2")
Bedroom 1	4.01m (13'2") x 2.91m (9'6")		
Bedroom 2	4.38m (14'4") x 2.41m (7'11")	Gross internal floor area (m ²):	108m ²
Bedroom 3	4.26m (14') x 3.62m (11'11")	EPC Rating:	C



Property Views



Nestled in the heart of the esteemed New Town, Howe Street perfectly balances the charms of historic Georgian architecture with the convenience of modern amenities. Surrounded by a vibrant selection of upscale boutiques, art galleries, eateries, and cultural hotspots, this prime location ensures an enriched and dynamic lifestyle.

The property offers an optional privilege of accessing the esteemed Queen Street Gardens. Discover a haven of sophistication and comfort in this stunning Edinburgh New Town property on Howe Street. Embrace the extraordinary opportunity to own a residence that seamlessly combines timeless elegance with contemporary luxury.



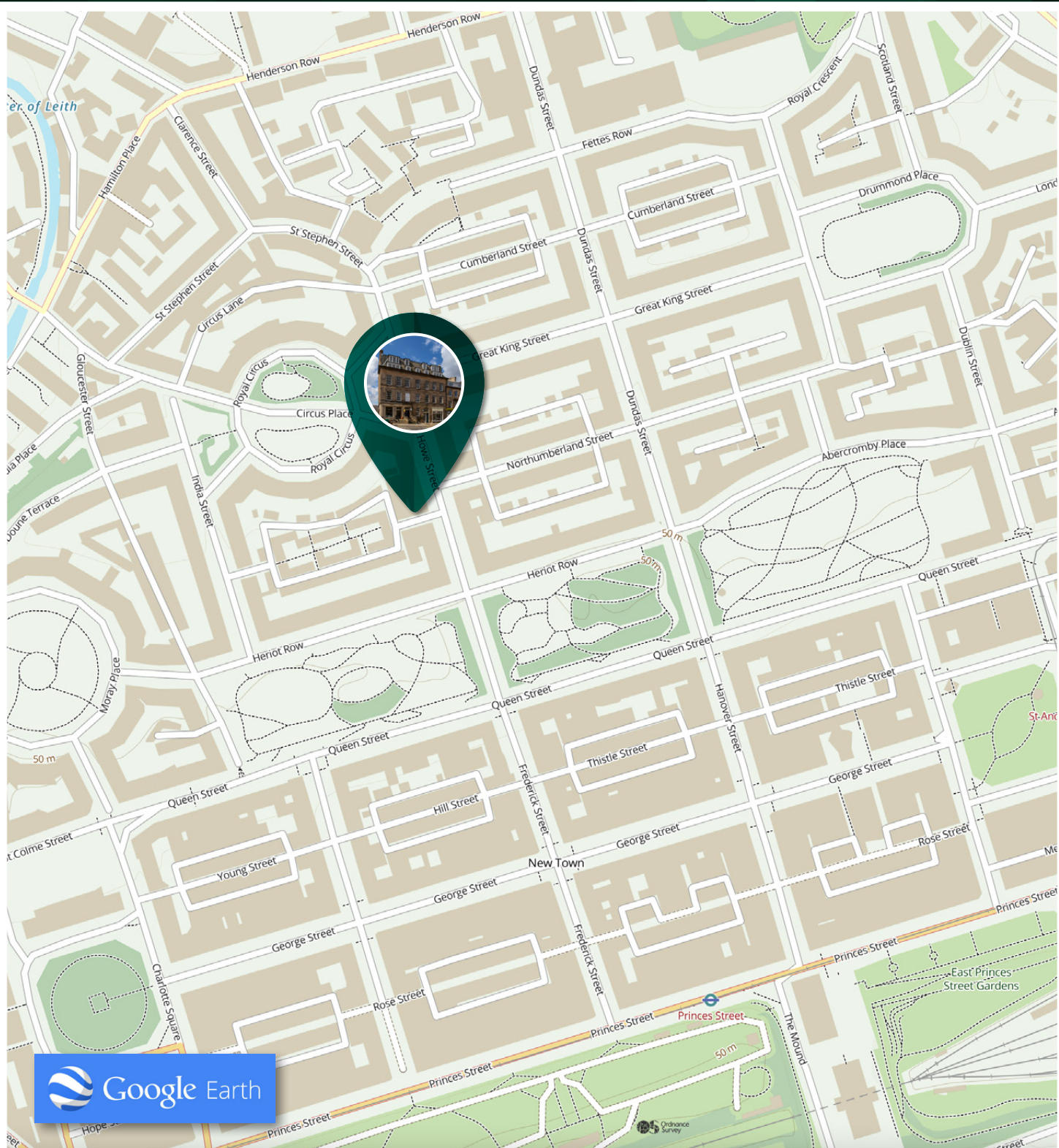


Howe Street holds a significant place within Edinburgh's iconic New Town, a UNESCO World Heritage Site, and remains a sought-after residential destination in the city. Renowned for its Georgian charm, this neighbourhood offers an exceptional city center living experience, complemented by a diverse array of top-notch local amenities. Residents can relish the proximity to art galleries, shops, restaurants, bars, and charming bistros, ensuring a vibrant and enriching lifestyle. The bustling Princes Street, George Street, and the new St James Quarter are all conveniently within walking distance, providing an excellent shopping experience.

Nature enthusiasts will find their oasis with Inverleith Park, the Royal Botanic Garden, and Glenogle Swim Centre, all within a mile's reach. The area offers a plethora of sporting and leisure activities, and the scenic Water of Leith Walkway is easily accessible for leisurely strolls.

The neighbourhood benefits from a well-developed public transport network, ensuring smooth connectivity to various parts of the city. This ease of access further enhances the appeal of living in this bustling yet serene locality.

The Location



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Part
Exchange
Available



THE SUNDAY TIMES
THE TIMES



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