



*THREE BEDROOM FLAT ON BARONY STREET
OFFERING THE IDEAL FAMILY HOME*



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Nestled in the heart of Edinburgh's prestigious New Town, this three-bedroom first-floor flat on Barony Street offers a blend of classic charm and modern convenience. Whether you're looking for a home or a rewarding investment opportunity, this property is sure to impress.

Step inside and follow the hallway to the spacious and bright living room, a welcoming space filled with natural light. An open doorway leads seamlessly into the well-appointed kitchen, creating a sociable layout perfect for modern living. The property boasts three generously sized double bedrooms, each offering ample space and flexibility to suit your needs. Completing the home is a family bathroom, thoughtfully designed as a wet room.

With its sought-after location, generous proportions, and stylish finish, this flat is a fantastic opportunity to enjoy all that New Town living has to offer.







Bedroom 1





Bedroom 2

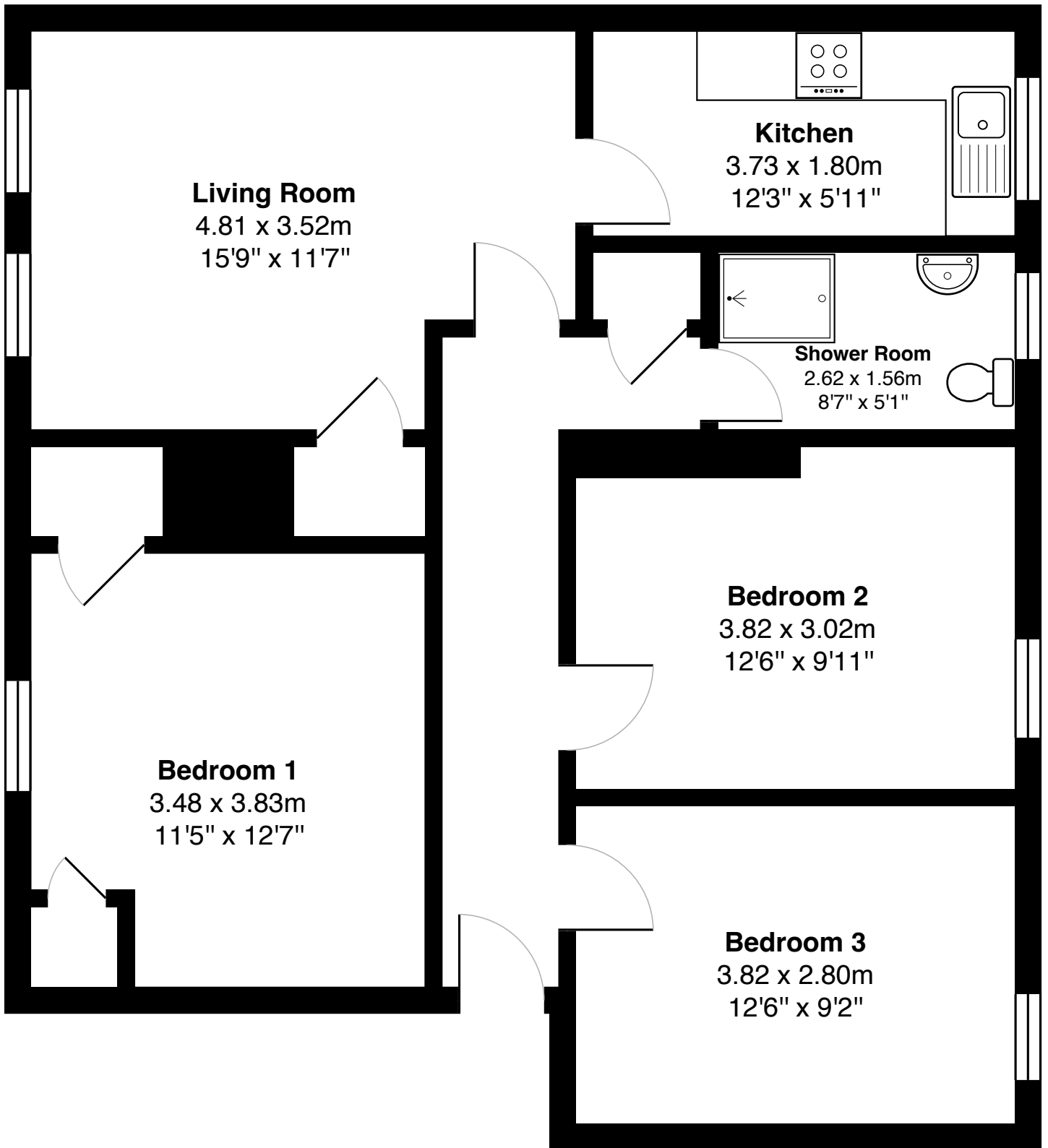




Bedroom 3







Gross internal floor area (m²): 78m²

EPC Rating: C





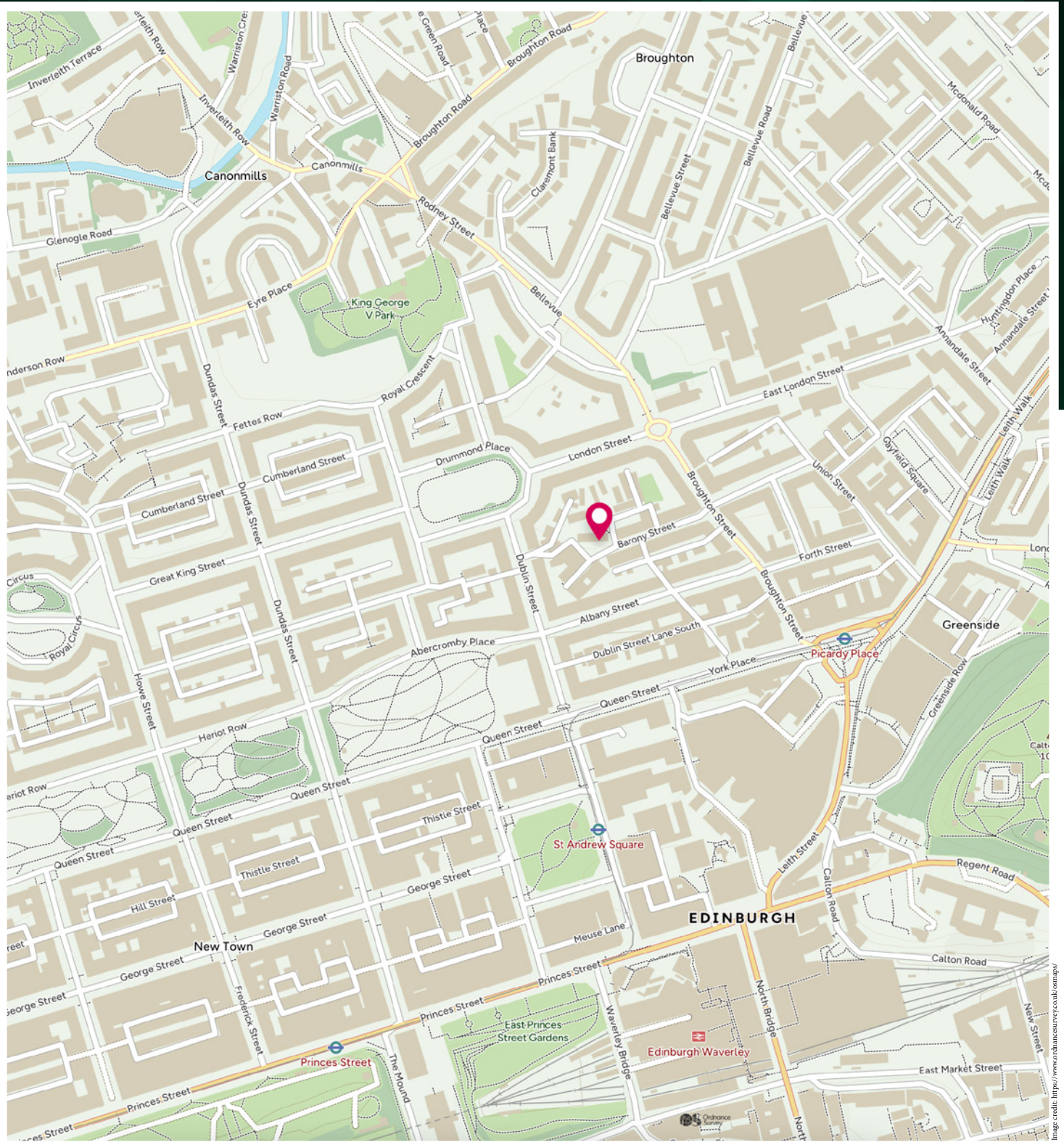


Barony Street is perfectly positioned in the heart of Edinburgh's historic New Town, offering the best of city centre living. Just a short walk from Princes Street and George Street's main shopping and commercial hubs, the area maintains a charming and vibrant atmosphere with its eclectic mix of independent shops, bistros, and restaurants along nearby Broughton Street.

The Omni Centre, located close by, provides additional leisure facilities, including a variety of restaurants and bars, a Nuffield Health Gym, and a multi-screen cinema. St James Quarter is also within easy walking distance, offering a prestigious selection of high-street retailers, dining options, and the renowned John Lewis department store.

Princes Street Gardens and the Royal Botanic Garden Edinburgh provide idyllic spots for leisurely walks. Excellent transport links are readily available, with Waverley Station offering rail connections across Scotland and beyond. The area is also well served by Edinburgh's tram network, providing direct access to Edinburgh Airport and frequent bus services to the city centre and surrounding areas.

The Location



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Part
Exchange
Available



THE SUNDAY TIMES
THE SUNDAY TIMES



Text and description
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