

11/1 Fettes Row

NEW TOWN, EDINBURGH, EH3 6SE



IMPRESSIVE B-LISTED GEORGIAN GROUND-FLOOR FLAT



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McEwan Fraser Legal is delighted to present this impressive one-bedroom ground-floor flat, forming part of an elegant B-listed Georgian building in the heart of Edinburgh's prestigious New Town. Offering exceptional proportions, high ceilings and a wealth of original period detailing, the property combines wonderful Georgian character with the scale and flexibility to create a superb city-centre home.

The undoubted centrepiece of the flat is the magnificent living room. Exceptionally generous in scale, the room enjoys excellent levels of natural light from two large sash and case windows, both retaining working shutters. High ceilings, traditional cornicing and a feature fireplace reinforce the room's Georgian character, while the distinctive curved rear wall is a particularly attractive feature characteristic of Edinburgh's Georgian architecture. The sheer scale of the room provides enormous flexibility, with ample space for an extensive range of living and dining furniture without compromising the wonderful sense of space.

The Property





The bedroom continues the impressive proportions and period character found throughout the property. Again benefiting from a high ceiling, sash and case window with working shutters and attractive traditional detailing, this is a generous room with more than enough space for a full range of bedroom furniture.



The kitchen is relatively compact but provides a good range of base and wall-mounted units together with a mixture of integrated and free-standing appliances. The partially tiled shower room completes the accommodation and, while both rooms offer scope for a future owner to update to their own taste, they provide practical and functional spaces as they stand. A new owner will therefore have plenty of flexibility to put their own mark on the property over time.





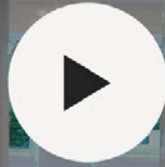


The quality and character of the accommodation are immediately apparent. Its B-listed setting, generous Georgian proportions, high ceilings and surviving period features combine to create a particularly attractive home in the heart of Edinburgh's historic New Town.

For a buyer looking for character, space and an exceptional city-centre location, 11 Fettes Row offers all the fundamental ingredients of a very special Edinburgh property.

The Property

11 Fettes Row

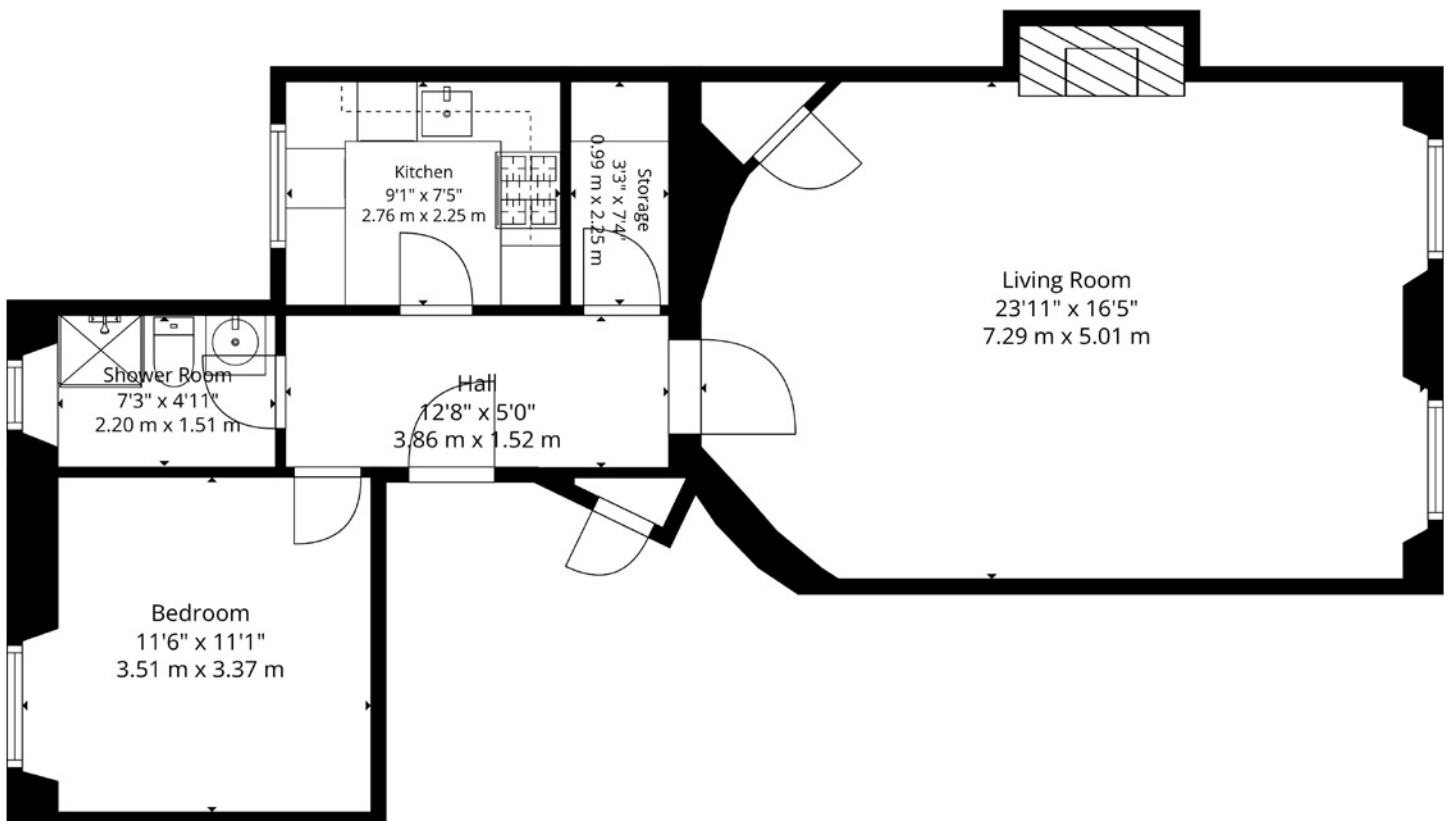


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Gross internal floor area (m²): 77m²

EPC Rating: D

Floor Plan



Fettes Row enjoys an exceptional position in the heart of Edinburgh's prestigious New Town, combining an elegant and peaceful residential setting with the remarkable convenience of having the very best of the capital within easy walking distance.

The New Town forms an integral part of Edinburgh's UNESCO World Heritage Site, designated in 1995 in recognition of the outstanding architectural and historic importance of the Old and New Towns. Developed from the late 18th century onwards, Edinburgh's New Town is internationally renowned for its magnificent Georgian architecture, grand terraces, formal squares and carefully planned streetscape. Its remarkably intact neo-classical architecture and innovative town planning were hugely influential across Europe and remain among the defining features of Edinburgh today.

Despite its wonderfully central position, Fettes Row has a distinctly residential character. The extensive shops, restaurants, cafés and bars of George Street, Princes Street and the wider city centre are all within comfortable walking distance, while nearby Stockbridge provides an excellent range of independent shops, delicatessens, cafés, restaurants and everyday amenities.

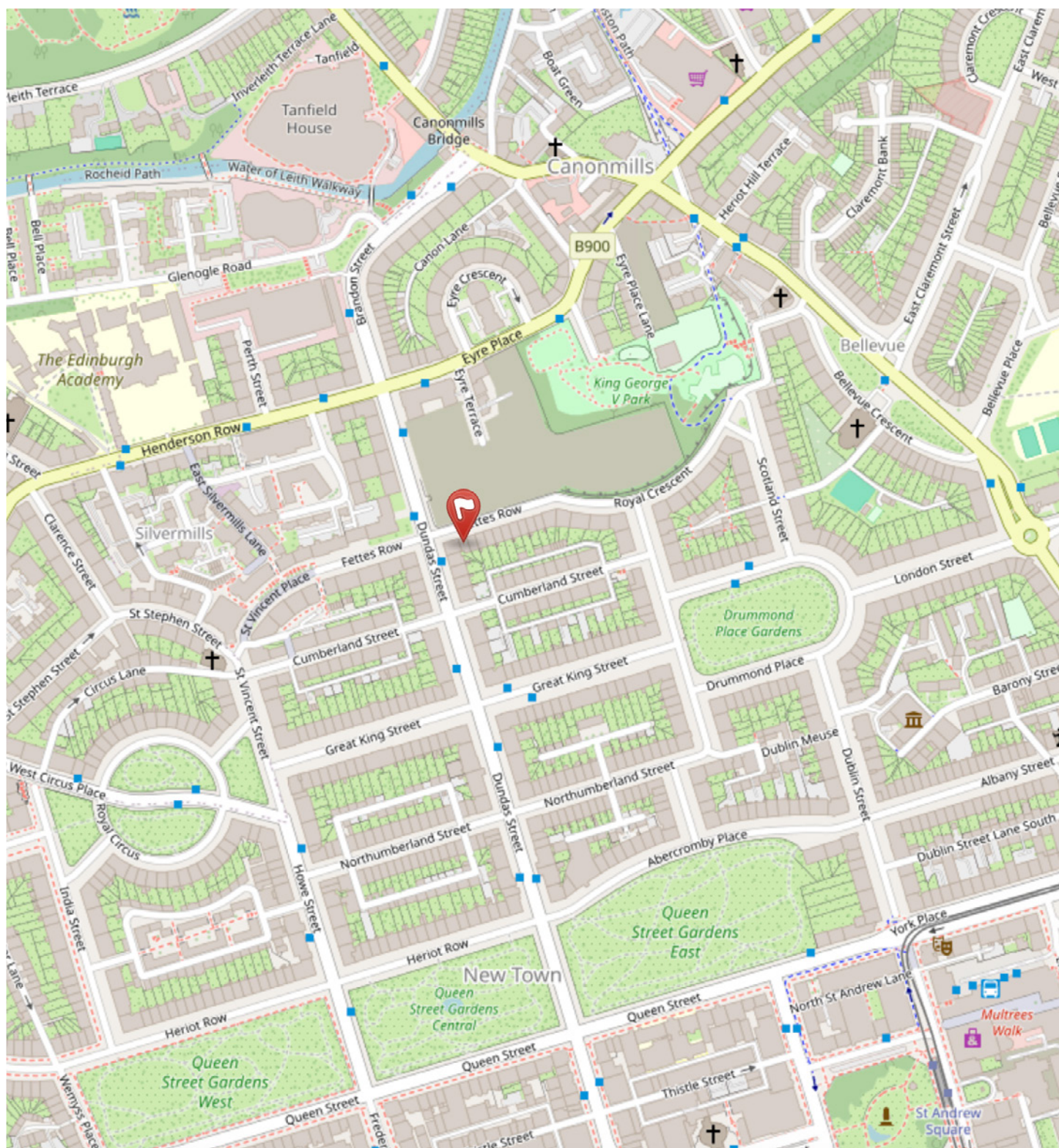
The Location



The location is equally impressive for access to green space. The beautiful Royal Botanic Garden Edinburgh, Inverleith Park and the pathways alongside the Water of Leith are all readily accessible, offering an attractive contrast to city-centre living.

Transport connections are excellent, with frequent bus and tram services available throughout the city and Edinburgh Waverley railway station within easy reach. The tram network provides a convenient connection to Edinburgh Airport, while the location also offers straightforward access to the wider road network.

Combining the architectural grandeur and history of Edinburgh's UNESCO World Heritage Site with outstanding amenities, green spaces and transport connections, Fettes Row offers an enviable opportunity to enjoy city-centre living in one of Edinburgh's most distinguished residential locations.



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