

# 1F2 19 North West Circus Place

NEW TOWN, EDINBURGH, EH3 6SX



*TWO BEDROOM APARTMENT SET ON THE FIRST FLOOR OF A B-LISTED GEORGIAN TENEMENT*



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McEwan Fraser is delighted to present this superb two bedroom apartment set on the first floor of a B-listed Georgian tenement.

North West Circus Place is perfectly located on the borders of the New Town and Stockbridge giving easy access to all the amenities associated with both areas. Internally, the property boasts two elegant double bedrooms, a vast reception room, a modern breakfasting kitchen, two en-suite bathrooms and a further cloakroom/WC. The property retains a wealth of period features and is presented to the market chain free and in good order throughout.

Accessed from a secure entry and stairwell, the home's front door opens into a magnificent reception hall, housing built-in storage and displaying the broad dimensions and impressive period details found throughout this stylish property.

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**1F2 19 North West Circus Place**





Turning right into the living room reveals an outstanding space, filled with light from twin sash and case windows and framed with working shutters. The room is naturally framed by intricate cornicing and an original dado rail which enhances the sophisticated classical styling. A stunning marble fireplace provides an exquisite focal point, whilst a generous footprint offers fantastic flexibility for a purchaser to create their ideal entertaining space.

## The Lounge



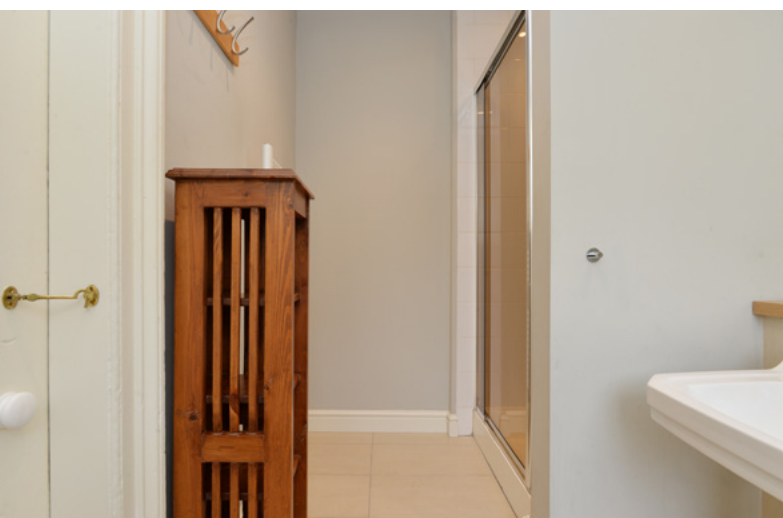


The breakfasting kitchen overlooks the rear of the property and comprises a good range of base and wall mounted units with tiled splashbacks. There is plenty of prep and storage space on offer for the aspiring chef. The kitchen incorporates a gas hob, electric oven and space provided for free-standing appliances. There is also enough floor space for a dining table creating a lovely convivial setting for sociable meals and entertaining.

## The Kitchen

There are two well proportioned double bedrooms which are carpeted and neutrally finished. The bedrooms give a sense of understated elegance and both are generous rooms with more than adequate space for a full range of free-standing bedroom furniture. The front-facing double bedroom boasts a large en-suite bathroom with partially tiling, white suite and shower over bath. The rear-facing double bedroom also benefits from an en-suite, in this instance a shower room.

Gas central heating ensures year-round comfort. Externally, the flat is accompanied by a shared garden. Controlled parking with a residents' permit is also available in the wider area (Zone 5A).



## Bedroom 2 & En-Suite Shower Room

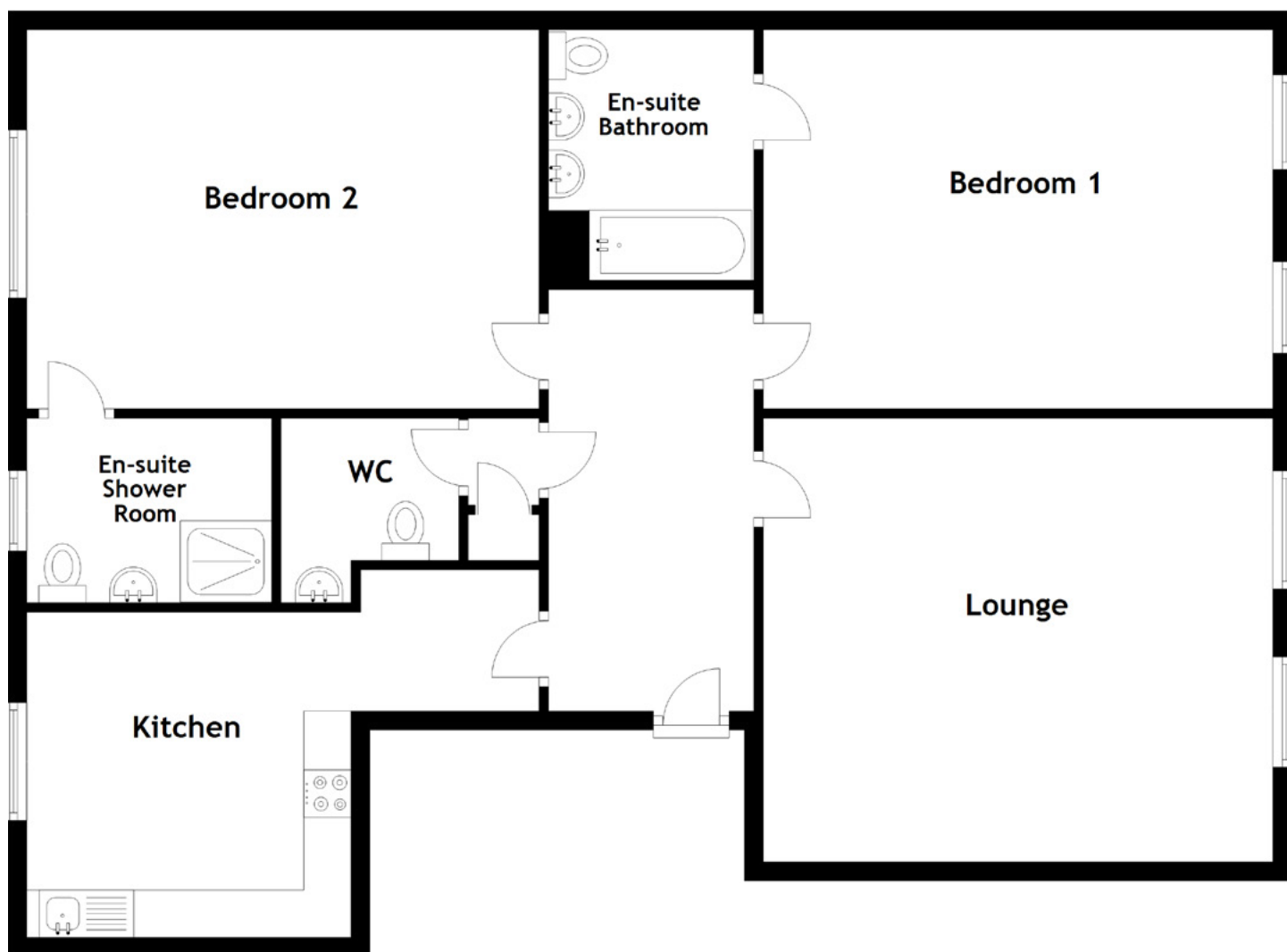




EN-SUITE BATHROOM

bedroom 1





Approximate Dimensions  
(Taken from the widest point)

Lounge	5.39m (17'8") x 4.69m (15'5")
Kitchen	5.62m (18'5") x 3.44m (11'3")
Bedroom 1	5.39m (17'8") x 4.01m (13'2")
En-suite Bathroom	2.65m (8'8") x 2.17m (7'1")
Bedroom 2	5.42m (17'9") x 4.01m (13'2")
En-suite Shower Room	2.59m (8'6") x 1.95m (6'5")
WC	1.88m (6'2") x 1.50m (4'11")

Gross internal floor area (m<sup>2</sup>): 118m<sup>2</sup>

EPC Rating: D







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North West Circus Place lies on the edge of Edinburgh's world-famous New Town, a UNESCO 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.

Heading towards the City Centre, Princes Street, with its beautiful backdrop of Edinburgh Castle and Princes Street Gardens, offers some of Edinburgh's most specialist shops, as well as truly extensive shopping facilities. The two magnificent squares, St. Andrew Square and Charlotte Square are linked by George Street and along with Queen Street, they are home to Edinburgh's business world. There is an endless variety of restaurants and bars with every possible taste in food catered for. Hotels, theatres and cinemas are all within easy reach at the West-End and are, at most, a five-minute walk away.

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## The Location





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There are also art galleries and places of historical interest in the area. Small local shopping centres are distributed all around the West End and New Town at places like William Street and Queensferry Road, and these supply all daily requirements adequately. These areas also provide their own local building society, banking and Post Office services.

Walking in the other direction will take you into fashionable Stockbridge which boasts a bustling and unique village atmosphere. Stockbridge offers a wealth of amenities including chic boutiques, art galleries, independent shops, bookshops, renowned cheesemongers, fishmongers and a butcher. A fantastic selection of fashionable cafés, restaurants, and pubs line the street, each giving the area character and the individual flair it is renowned for. A large Waitrose supermarket is conveniently situated nearby. The Stockbridge market, held every Sunday at Jubilee Gardens, boasts fresh produce and artisan crafts from independent traders.



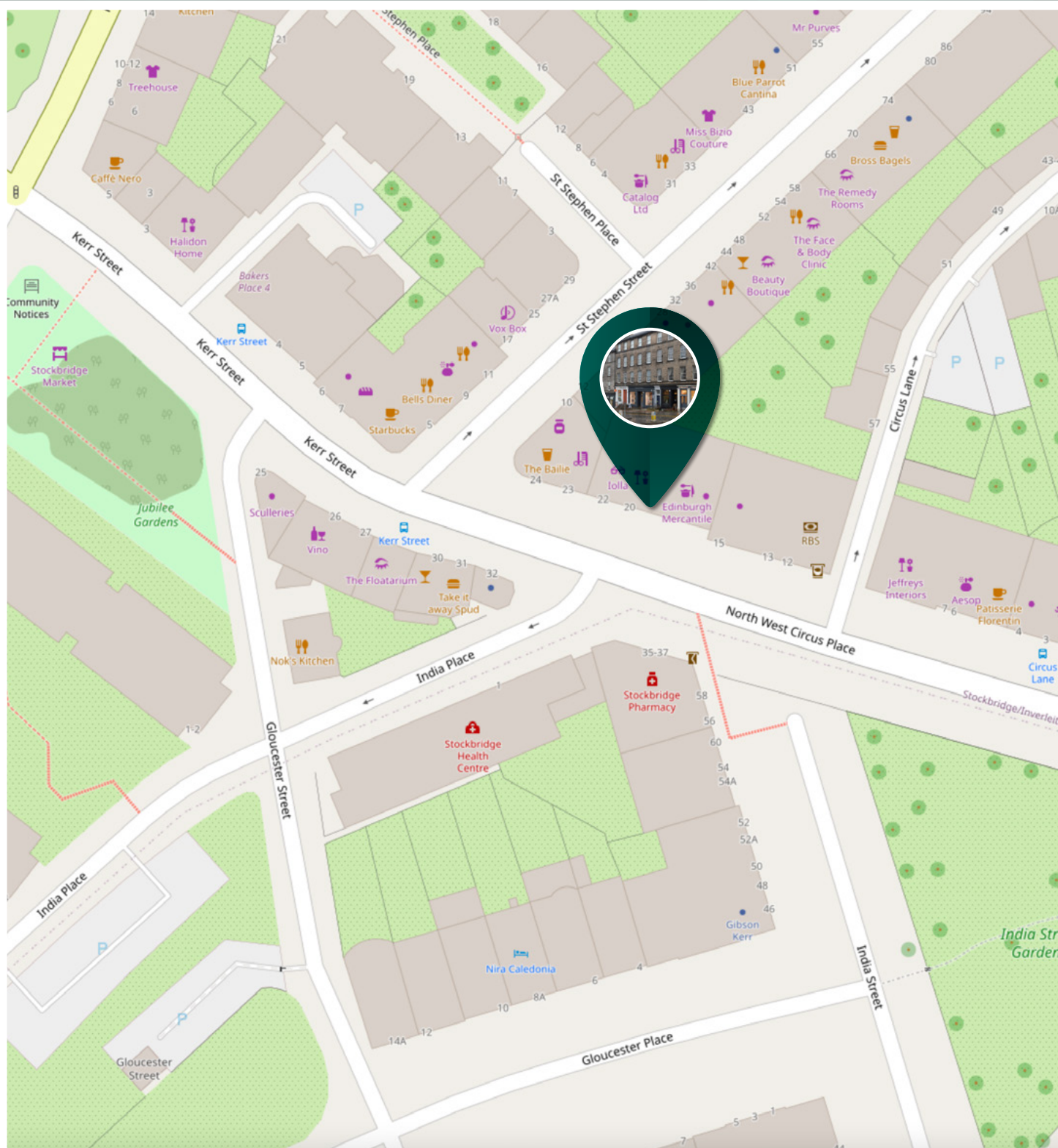


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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