

29A Broughton Place

NEW TOWN, EDINBURGH, EH1 3RW



Chic and stylish two-bedroom lower ground-floor apartment which forms part of a striking 'B' listed Georgian terrace



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McEwan Fraser is delighted to present this chic and stylish two-bedroom lower ground-floor apartment which forms part of a striking 'B' listed Georgian terrace. The property is finished to an exemplary standard, with the archway and stairs being updated original features, and it enjoys a fantastic position close to some of Edinburgh's leading retail outlets and recreational facilities.

THE LOUNGE/KITCHEN



The accommodation is focused on a beautiful open-plan kitchen/living room which is neutrally finished and naturally bright with light arriving through two traditional sash and case double-glazed windows. There is plenty of space for a suite, a dining table, and supporting furniture. This will give a new owner the flexibility to create their ideal entertaining space. To one end of the room, the beautiful kitchen has been custom-designed to flow with the natural curve of the wall thus preserving a particularly special Georgian feature. The kitchen has a generous amount of storage and a range of integrated appliances including an induction hob.





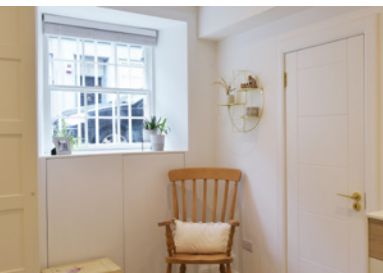
Bedroom one is a generous double with a walk-in wardrobe and an en-suite shower room. There is plenty of space for a larger style of bed and plenty of supporting furniture. The attached en-suite is tiled and finished with a contemporary white suite. Bedroom two is a further double bedroom that would make for an ideal guest room or home office if needed.

Internal accommodation is completed by a striking modern bathroom which is partially tiled and finished with a contemporary three-piece suite including a mains shower over the bath.

THE BATHROOM



BEDROOM 1



BEDROOM 2



a further double bedroom that would make for an ideal guest room or home office if needed



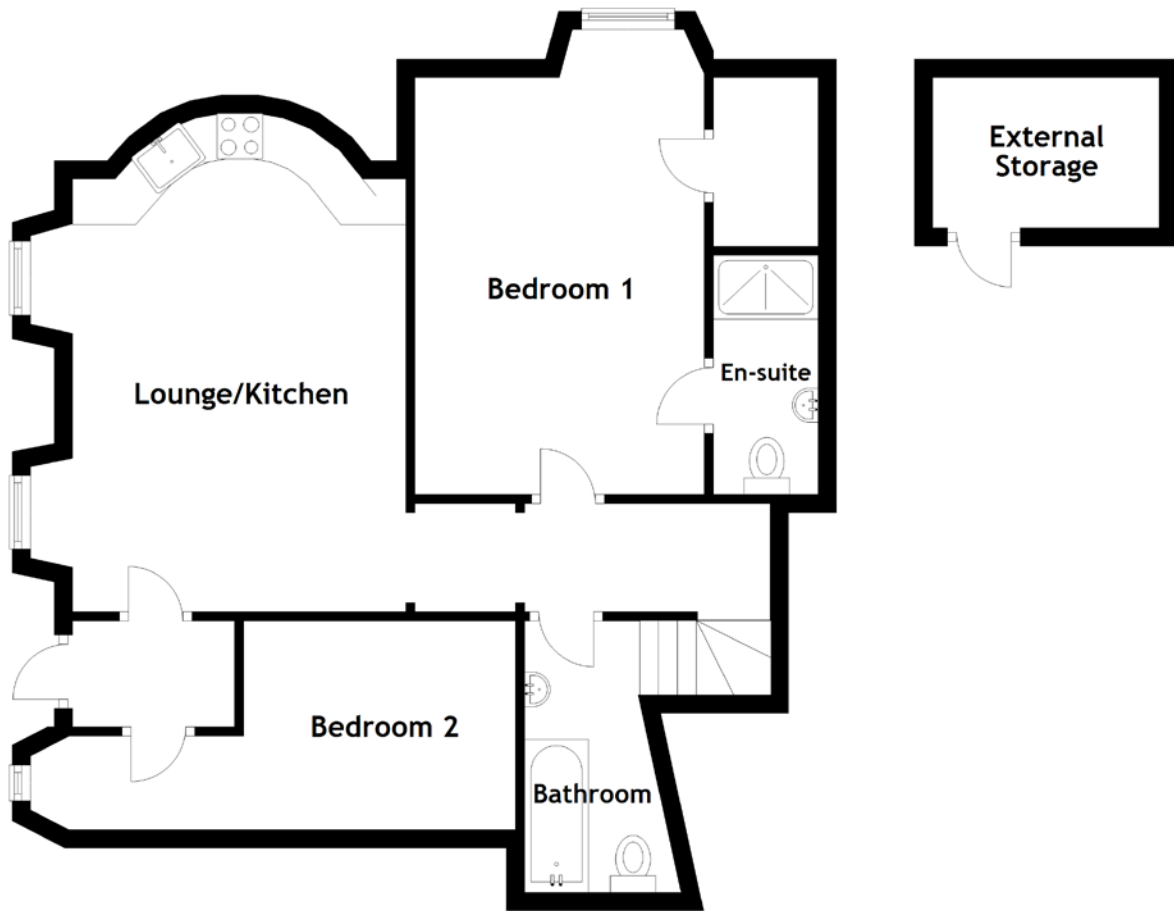
For extra warmth and comfort, the property boasts underfloor heating.

Externally there is space for a table by the front door and the property has access to an under-street cellar that is dry lined and watertight.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

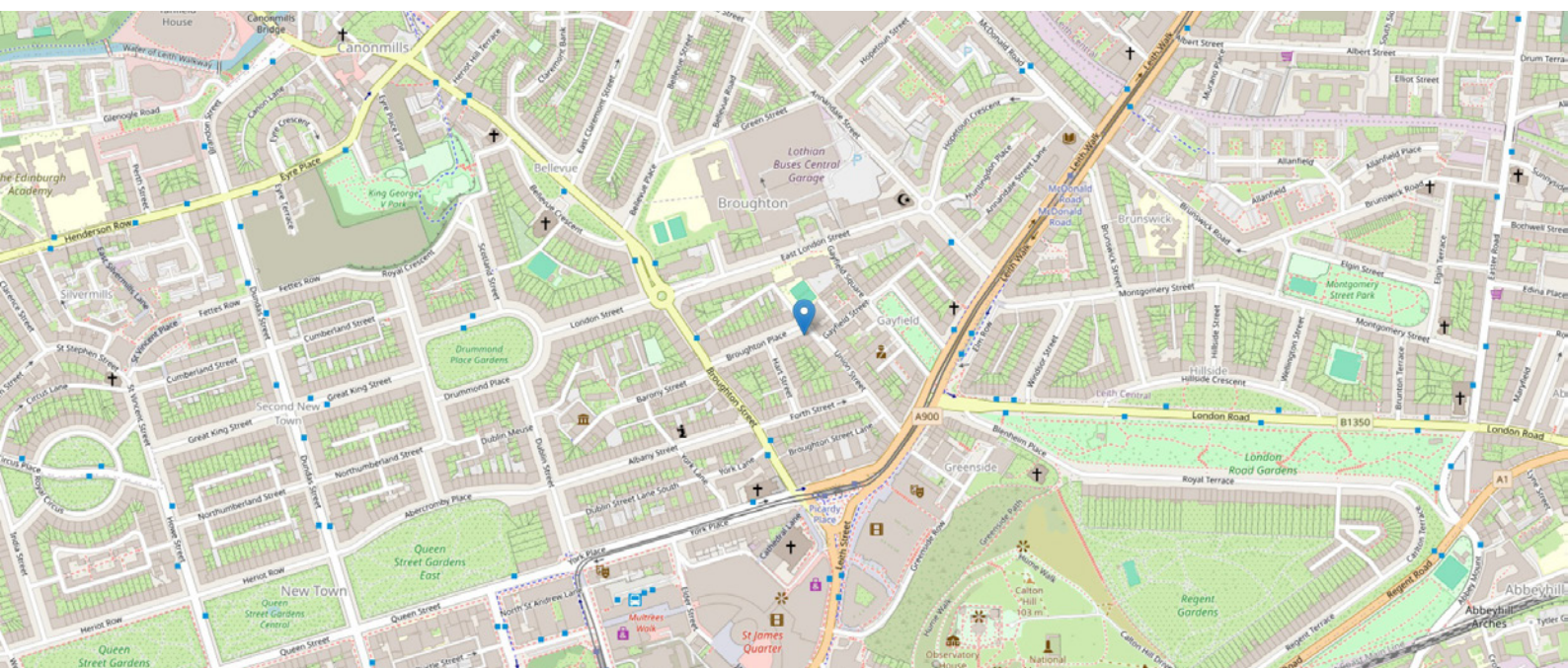


Approximate Dimensions
(Taken from the widest point)

Lounge/Kitchen 5.43m (17'10") x 3.66m (12')
 Bedroom 1 4.58m (15') x 3.18m (10'5")
 En-suite 2.24m (7'4") x 1.15m (3'9")

Bedroom 2 4.86m (15'11") x 2.29m (7'6")
 Bathroom 2.98m (9'9") x 2.68m (8'10")
 External Storage 2.49m (8'2") x 1.65m (5'5")

Gross internal floor area (m²): 75m²
 EPC Rating: C



THE LOCATION

The New Town of Edinburgh enjoys an international reputation as a 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. The New Town has everything that a modern metropolis can offer in terms of facilities, commercial and financial services, amenities and communications.





The city's best shopping facilities are available on Princes Street, George Street, and the all-new St James' Quarter which are within easy walking distance. There is immediate access to banks, building societies, and other financial services, as well as world-class bars and restaurants. If you take a short walk from the property, you will find yourself at the top of Broughton Street, next to the famous Playhouse Theatre and the Omni Centre. For those who prefer open-air recreational facilities, Princes Street Gardens, the Botanic Gardens, and Inverleith Park are readily accessible. From Warriston, the routes of the old railway lines radiate out in a variety of directions providing interesting walks with new perspectives on otherwise familiar parts of the city.

Waverly Station is readily accessible and offers a fantastic train service getting you to London in around four and a half hours. The property is also situated close to the tram stop at York Place providing quick and convenient travel to Edinburgh Airport. The tram network has transformed the city and is a fast efficient and safe public transport system that is the envy of Europe. People can move seamlessly across the city without the current frustrations of traffic diversions.



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