

1/4 St. Vincent Street

NEW TOWN, EDINBURGH, EH3 6SW



*GENEROUSLY PROPORTIONED THREE BEDROOM
DOUBLE UPPER FLAT IN EDINBURGH'S SOUGHT
AFTER NEW TOWN*



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McEwan Fraser Legal is delighted to present this spacious top-floor double upper flat in the desired area of New Town on the outskirts of Stockbridge. Despite its central location, the property is very quiet and benefits from not being overlooked and is flooded with natural light from large windows and skylights.

Inside, the property comprises a spacious living area which has a working gas fireplace, original wooden floors in excellent condition, having been restored as well as a press cupboard and working shutters. The living room has views over the picturesque new town.



There is a fully equipped Riddle and Coghill kitchen which overlooks Fettes and Stockbridge whilst being fitted with Silestone worktops, Siemens built-in dishwasher, oven and microwave and a Samsung fridge freezer and is finished with a Porcelanosa tiled floor.





There are three bedrooms in the property, two of which are situated on the main level and the master bedroom is on the top floor. Whilst bedroom three is currently a home office, bedrooms one and two have built-in wardrobes.



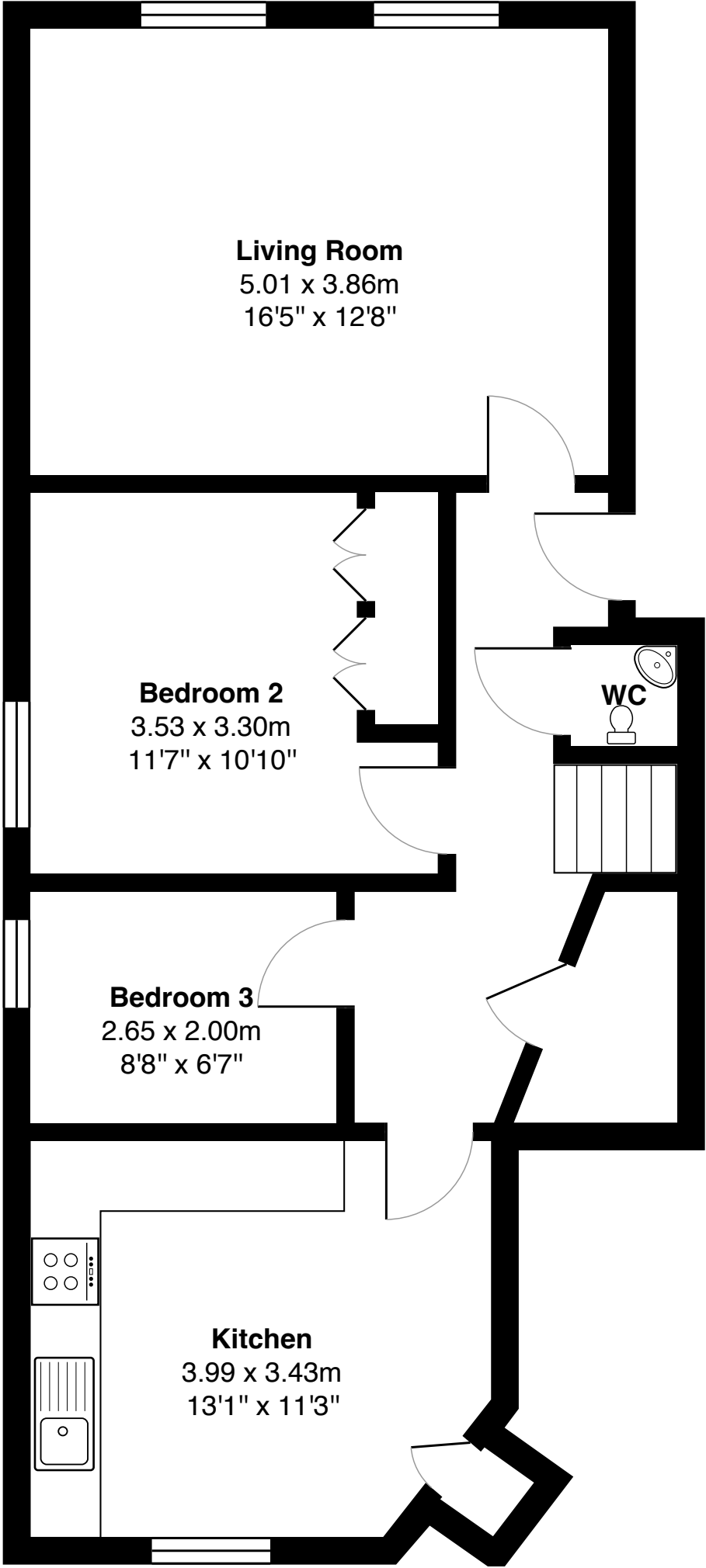


BEDROOM 1 VIEW

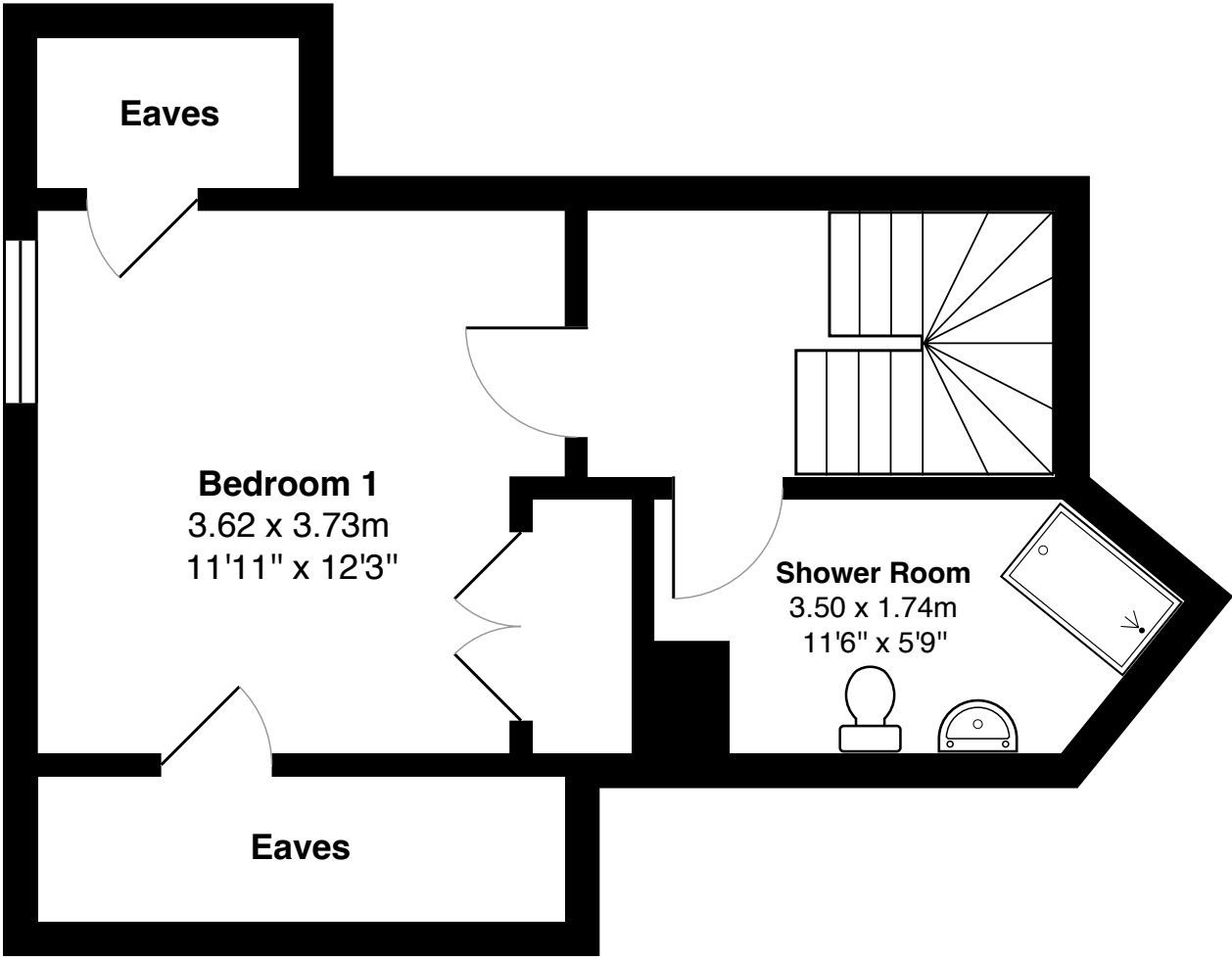




There is a renovated WC on the main level and a spacious and modern shower room on the first floor which boasts a feature stone facade, heated towel rail, heated floors and mirror and is flooded with natural light from the Skylight. It is worth noting that the bathroom was designed and installed by Victor Paris Bathrooms.



Gross internal floor area (m²): 94m²
EPC Rating: C





In addition to this, the property includes excellent storage, gas central heating and modern finishings, making for an excellent, low-maintenance city centre apartment, with direct access into private residents gardens, a private cellar at basement level as well as on street permit parking which is applied for through the city council.

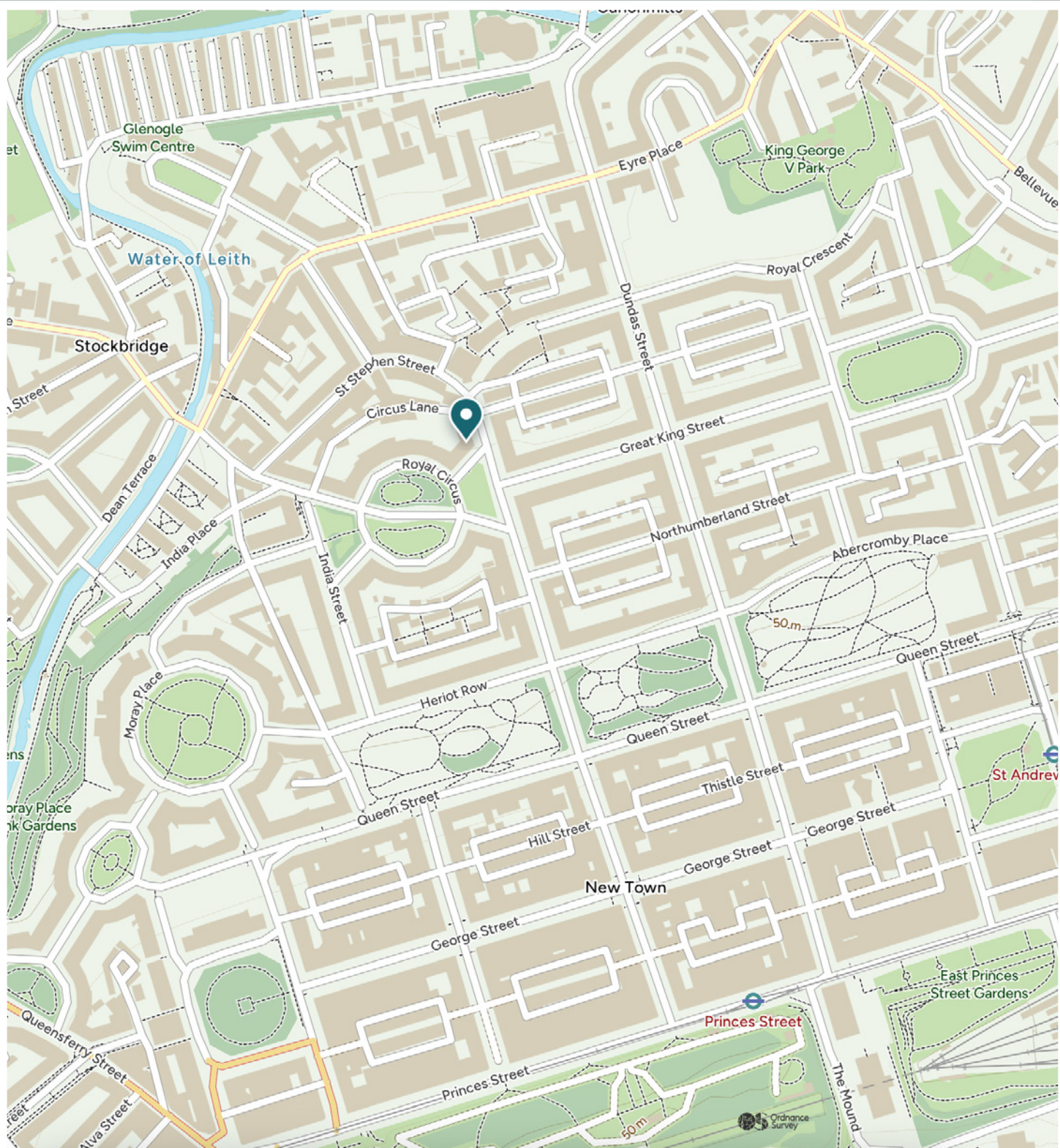


Situated in the heart of Edinburgh's New Town, a designated UNESCO World Heritage Site, known for its grand Georgian townhouses, wide streets, and elegant crescents. The New Town is a prime location that blends historic charm with modern city living. Residents enjoy a wealth of local amenities, including boutique shops, award-winning restaurants, and stylish cafés on George Street and Princes Street, both just a short stroll away. The area is also home to renowned cultural institutions, such as the Scottish National Gallery and the Edinburgh Playhouse, providing world-class entertainment on your doorstep.

Just a short walk away, Edinburgh Castle sits proudly atop Castle Rock, offering spectacular panoramas of the city and a deep dive into Scotland's rich history. For outdoor enthusiasts, Princes Street Gardens and Queen Street Gardens offer tranquil green spaces amidst the city, while excellent transport links, including Waverley Station and Edinburgh's tram network, ensure easy access across the city and beyond.

With its rich history, unbeatable central location, and vibrant lifestyle, Edinburgh's New Town is an exceptional place to call home.





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