

5A/3 St Vincent Place

EDINBURGH, EH3 5BQ



Stunning ground floor studio flat occupying a prime position off Fettes Row



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McEwan Fraser is delighted to present this stunning ground floor studio flat to the market. The property occupies a prime position off Fettes Row in Edinburgh's sought after New Town. Presented in excellent order, making it ideal for both owner/occupiers and buy to let investors, it would also make a fantastic pied-a-terre!

THE LIVING/BEDROOM



Internally the accommodation is focused on a large, neutrally decorated, dual aspect living/bedroom room. The two sets of French doors in this room make it feel spacious and allow natural light in. The property has plenty of space for a range of different furniture arrangements to suit individual taste. A wall could be erected to split the living/bedroom.



THE KITCHEN

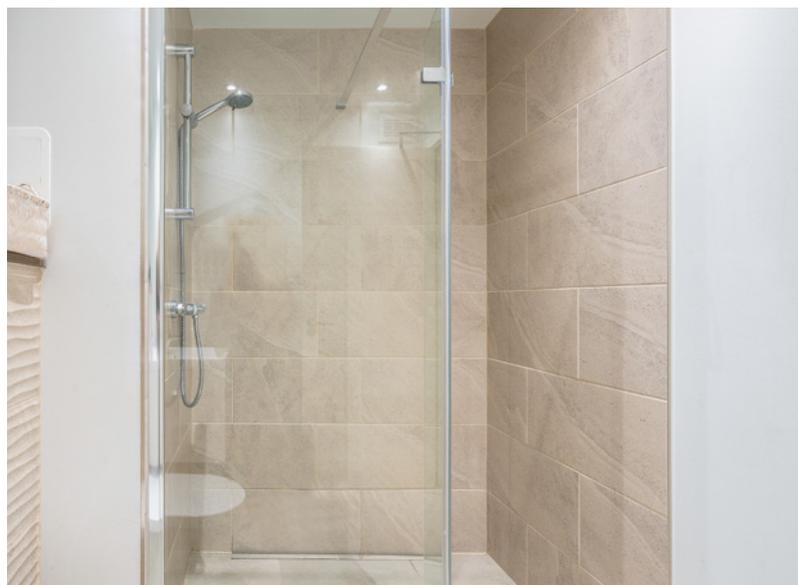


The very modern kitchen is internal and has both wall and floor mounted units that afford plenty of prep and storage space for the aspiring chef. Appliances are integrated for a clean and modern space.



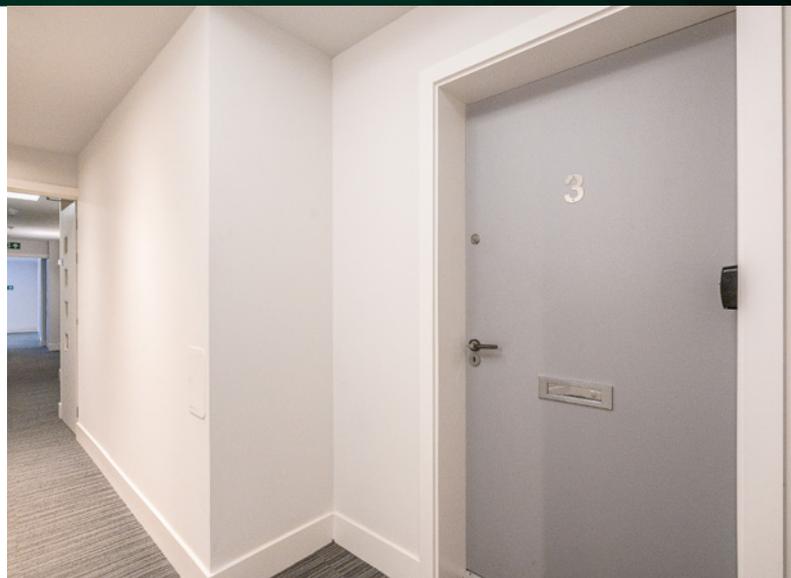
Accommodation is completed by a lovely bathroom with partial tiling and a three-piece white suite with shower over bath.

THE SHOWER ROOM



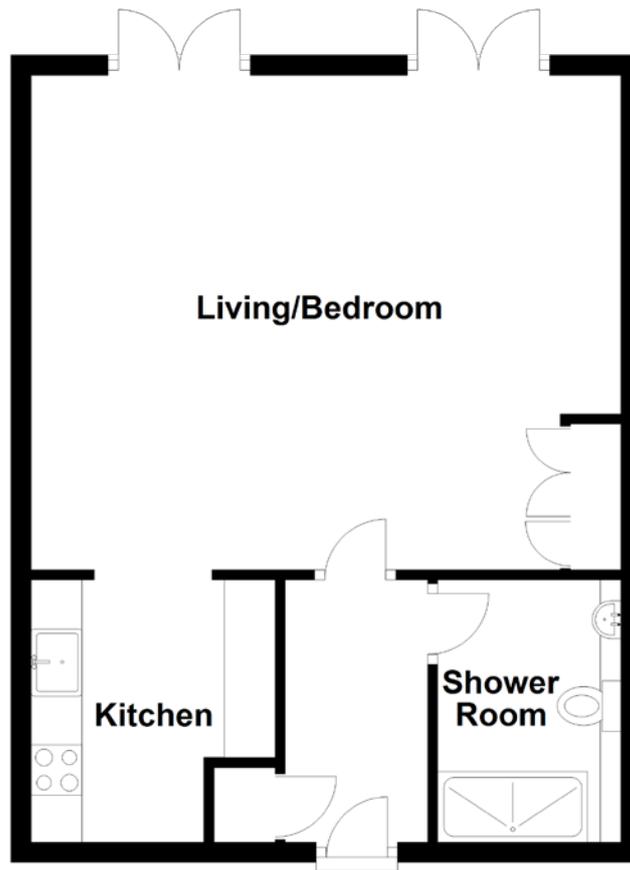
This is a lovely property in a fantastic location offering excellent value for money.
Viewing is highly recommended.

COMMUNAL AREAS





FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Shower Room

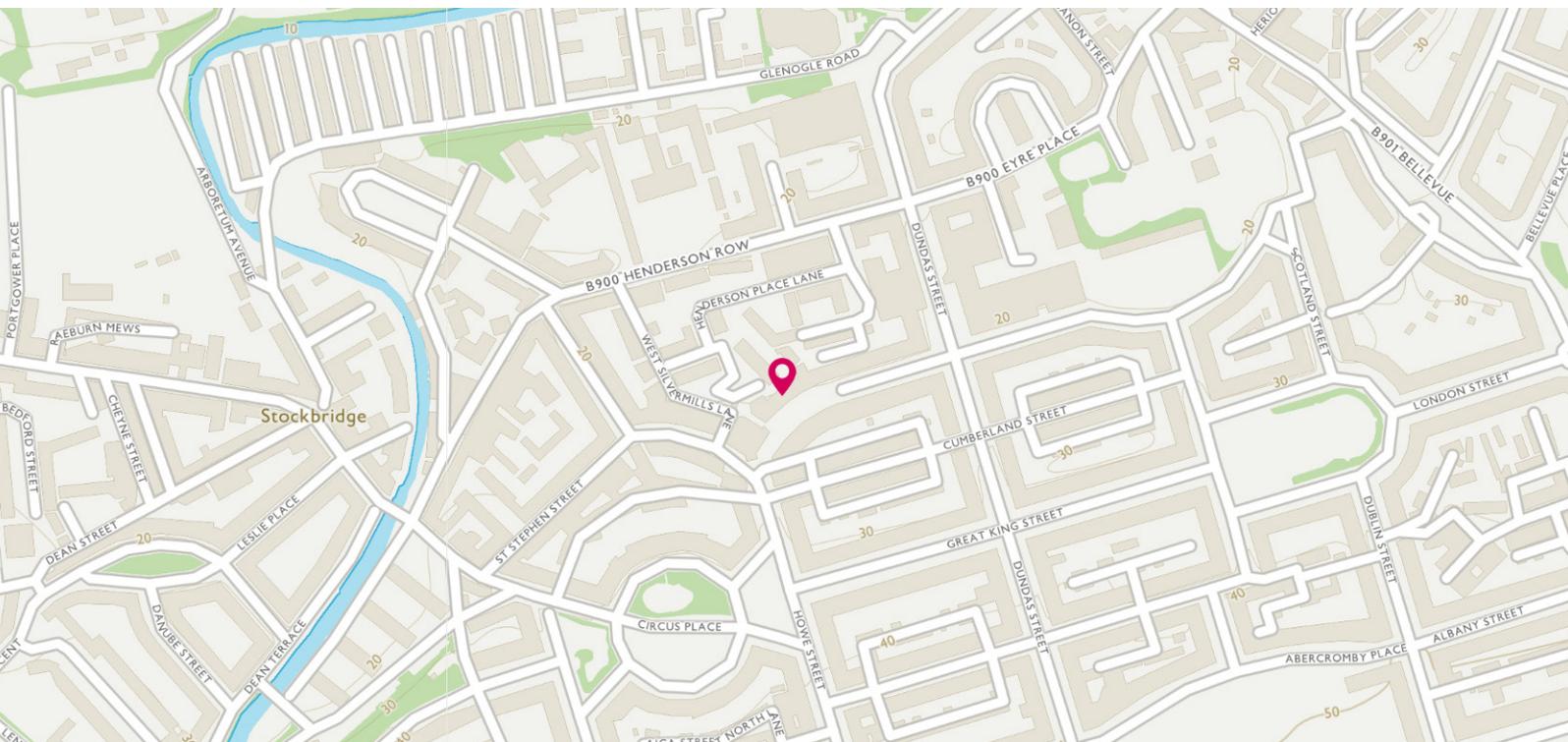
2.60m (8'6") x 1.80m (5'11")

Living/Bedroom 5.80m (19') x 4.90m (16'1")

Gross internal floor area (m²): 44m²

Kitchen 2.60m (8'6") x 2.40m (7'10")

EPC Rating: B



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. 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.





The city's best shopping facilities are available on Princes Street. George Street provides banking, building societies and other financial services, as well as excellent 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. Leith Walk has access to a huge number of bus services, and is only five minutes from Waverley Train Station, making it suitable for a variety of potential buyers.

With a fantastic train service getting one to London in less than four and a half hours, soon to be under four hours with the new Hitachi trains. The property is also situated within close proximity to the tram terminus 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.



There is a wide range of fantastic restaurants including the award-winning 'Gardener's Cottage' nestled within Royal Terrace Gardens and the Manna House Bakery and Patisserie. The Omni Centre, which houses a fabulous cinema complex sits beside the stunning 'The Glasshouse' Hotel, all of which are only minutes walk from the property.

With the popularity of the East End of the New Town, it is now seen by many as the 'new West End' with house prices set to boom with the new prestigious commercial, retail and leisure developments at St Andrew's Square.



For those who prefer open-air recreational facilities, Princes Street Gardens is virtually on the doorstep. It is also only a short trip to the Botanic Gardens and Inverleith Park, whilst 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.

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