



# THE LOCATION WEST END



Edinburgh's city centre and West End are famous for their Georgian and Victorian architecture. The elegant buildings are renowned for offering spacious flats and townhouses with real character. There is possibly no greater concentration of this style and quality of architecture to be found anywhere else in Britain.

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. 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.

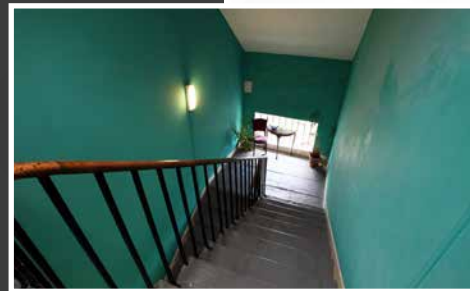
Naturally, there are regular public bus services to all parts of the city and beyond, whilst Haymarket and Waverley Stations provide an excellent train service to all parts of the country.



"...A FANTASTIC CENTRAL LOCATION WITH EASY ACCESS THE CULTURAL AND SOCIAL HEART OF EDINBURGH..."



# 11/6 MELVILLE PLACE



McEwan Fraser is delighted to present this phenomenal three or four bedroom top floor flat to the market. The property sits on Melville Place directly opposite Randolph Crescent, a stone's throw from Dean Bridge. This is a fantastic central location with easy access to the cultural and social heart of Edinburgh. Internally the property is in excellent condition and the proportions are simply fantastic. Internal viewing is highly recommended to fully appreciate what the property has to offer.

Accommodation is focused towards some really fantastic entertaining space. The property enjoys two huge public rooms, a front-facing lounge and rear-facing dining room. The lounge is a fantastically bright room with torrents of natural light come from three traditional sash and case windows. The ample floor space on offer gives plenty of flexibility for a variety of different furniture configurations. The rear-facing dining room maintains a wealth of original period detailing and can easily accommodate a 10 or 12 seat table with relative ease. It has dinner

party written all over it and could also be used as the main reception space should the lounge be needed as a fourth bedroom. The kitchen is located just off the dining room and benefits from a good range of based and wall-mounted units. The gas hob and double oven are integrated. The master bedroom faces the front of the property and is simply huge. It boasts plenty of floor space for a full range of free-standing furniture alongside a large frame bed. A second substantial double bedroom faces the rear of the property. The third bedroom is a smaller box style bedroom with light provided by a skylight.

The accommodation is completed by the broad entrance hallway which has plenty of space for a few sideboards and also gives access to the bathroom and a separate shower room, both have light provided by a skylight.

For extra warmth and comfort, the property enjoys gas central heating.



"...THE REAR-FACING DINING ROOM MAINTAINS A WEALTH OF ORIGINAL PERIOD DETAILING..."





Lounge	6.40m (21') x 4.20m (13'9")
Dining Room	5.80m (19') x 4.25m (13'11")
Kitchen	3.10m (10'2") x 1.90m (6'3")
Bedroom 1	6.40m (21') x 4.15m (13'7")
Bedroom 2	4.80m (15'9") x 3.50m (11'6")
Bedroom 3	3.00m (9'10") x 2.00m (6'7")
Bathroom	2.40m (7'10") x 1.90m (6'3")
Shower Room	2.20m (7'3") x 1.15m (3'9")

Gross internal floor area (m<sup>2</sup>): 123m<sup>2</sup>  
EPC Rating: D



THE DETAILS



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THE SUNDAY TIMES  
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