

17/2 Cornwall Street

LAURISTON, EDINBURGH, EH1 2EQ



*MAGNIFICENT THREE-BEDROOM APARTMENT
WITH DRAMATIC VIEWS OF EDINBURGH CASTLE*



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McEwan Fraser are delighted to present this magnificent three-bedroom apartment to the market. Occupying a second-floor position on the corner of Cornwall Street and Castle Terrace, the property enjoys dramatic views of Edinburgh Castle and around 140m² of living space. The property is presented in excellent internal order and retains many original period features. Viewing is essential to fully appreciate both the proportions and unique situation on offer.

Internally, the property is arranged around a wide welcoming hallway that enjoys high ceilings, integrated storage, and gives access to all apartments. The hallway itself is ornately finished and gives the first clue to the quality available throughout the property.

The accommodation is focused on a spacious, dual aspect living room which occupies the corner position with views over Castle Terrace to the Castle itself. The living room enjoys huge floor space and has retained many original features including high skirting boards, sash and case windows framed by working shutters, and an ornate cornice. A fireplace with a gas-fired wood burning stove creates a natural focal point for the room but the sheer amount of floor space will give the new owner plenty of space to create their ideal entertaining space.







A generous dining kitchen, overlooking the communal rear garden, provides less formal entertaining space. The kitchen comprises a full range of base and wall-mounted units, with a supporting island, all topped with granite work surfaces. Hob, double oven, microwave, and dishwasher are all integrated. A washer-dryer is situated in the utility area which is accessed from the kitchen.





Kitchen/Diner





Bedroom one is simply stunning and enjoys panoramic views of the Castle. This bedroom also retains many original features and benefits from extensive fitted wardrobes and plenty of floor space for a full suite of supporting furniture. Bedroom one also enjoys access to an en-suite shower room.



Master Bedroom





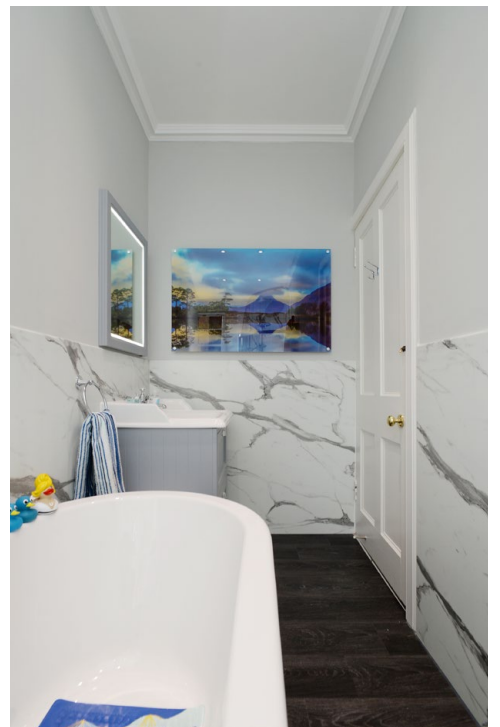
Bedroom two is a further generous double bedroom with fireplace, large sash and case windows, working shutters and plenty of space for a full suite of bedroom furniture.

The third bedroom is a generous single, with Castle views, and could make a lovely home office if needed. The accommodation is completed by the stylish bathroom which is partially tiled and includes roll top bath and separate shower.

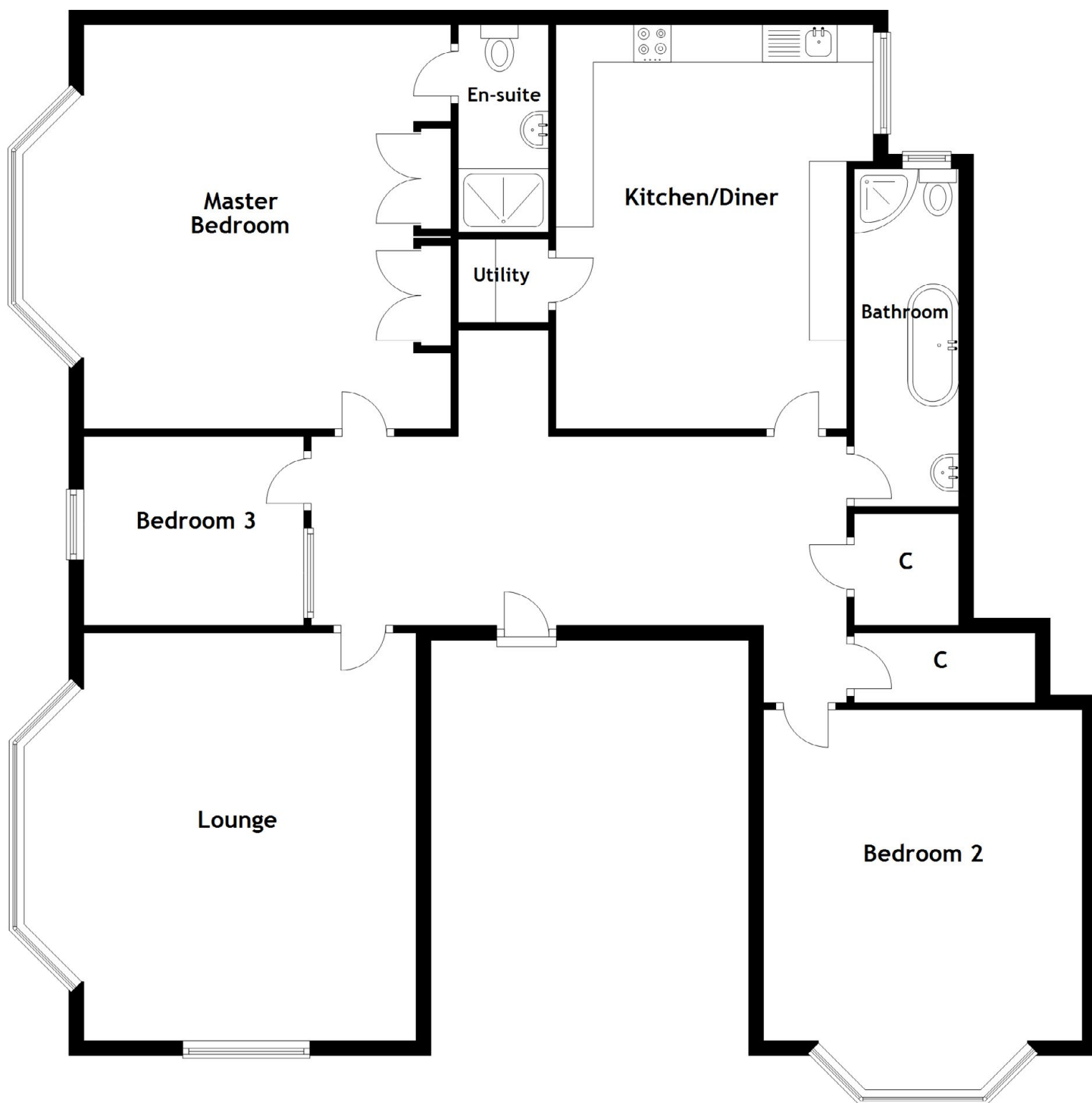


Bedroom 3





The Bathroom



Approximate Dimensions

(Taken from the widest point)

Lounge	5.46m (17'11") x 4.45m (14'7")	Bathroom	4.15m (13'8") x 1.40m (4'7")
Kitchen/Diner	5.41m (17'9") x 4.25m (13'11")	Utility	1.21m (4') x 1.11m (3'8")
Master Bedroom	5.41m (17'9") x 4.92m (16'2")	Gross internal floor area (m ²): 142m ² EPC Rating: C	
En-suite	2.77m (9'1") x 1.21m (4')		
Bedroom 2	4.43m (14'6") x 4.27m (14')		
Bedroom 3	2.95m (9'8") x 2.53m (8'4")		

A photograph of an interior room, likely a hallway or a small parlor, viewed through a large, white-painted arched doorway. The walls are covered in a light-colored wallpaper with a dense, repeating pattern of small, stylized figures or scenes. In the center of the archway, a large, ornate, sunburst-shaped mirror is mounted on the wall. Below the mirror, a small, dark-colored Buddha statue is placed on top of a dark, polished wooden chest or sideboard. The chest has several drawers with ornate brass handles. To the left of the archway, a portion of a red, patterned cabinet or screen is visible. The floor is made of dark wood, and a small, patterned rug is partially visible in the bottom right corner. The text "CLICK HERE FOR VIRTUAL TOUR" is overlaid in white, serif capital letters across the center of the image.

CLICK HERE FOR
VIRTUAL TOUR



Further benefits of the magnificent apartment include a large well maintained communal garden, gas central heating and ample residents permit parking in the surrounding area.





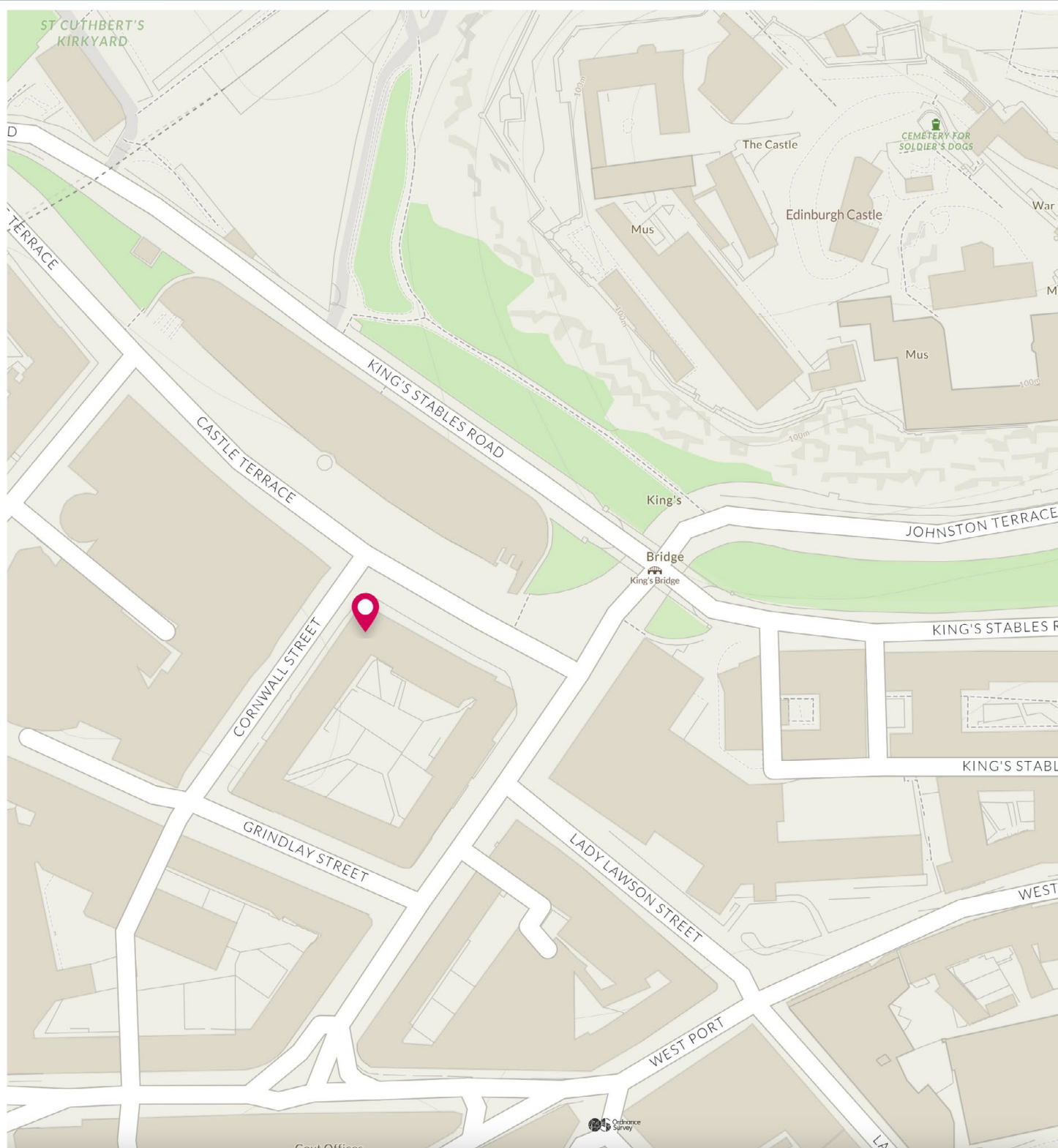
Cornwall Street is located in Edinburgh's historic Lauriston area and is situated close to the Old Town, Grassmarket and West End which offer a magnificent setting in which to work and live. The architecture of the surrounding streets provide many fine examples of both the Victorian and Georgian era and the area is well-served by a number of cultural venues including the Lyceum Theatre and Usher Hall, both within walking distance of the flat. The Sheraton Hotel with Spa and restaurant is also within close proximity as are other recreational amenities such as Pure Gym, The Film House and Odeon Multi-screen Cinema. There are a wide range of local amenities including a variety of everyday shops and a Tesco Metro supermarket on Lothian Road. The city is also well known for its abundance of Bars, Bistros and Restaurants to suit everyone. For those seeking cultural experiences there is a wide selection of Art Galleries, Museums, Theatres, Cinemas and Concert Halls nearby.

Waverley and Haymarket Stations, the Edinburgh City Tram line and bus services offer regular services to and from the city centre and beyond. This includes good access by road and Tram to Edinburgh Airport and the main motorway network which provides links to both East and West Lothian and Fife.



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