



Two bed main door flat in one of Edinburgh's most sought-after residential areas



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9 Perth Street is two bedroom main door flat in one of Edinburgh's most sought-after residential areas. This well-proportioned flat retains a host of original period features including ornate cornicing, exposed floorboards, traditional high skirting boards, working shutters and high ceilings throughout. Further benefits include a large box room, gas central heating, a private front garden and direct access to a large and well maintained communal rear garden. The property requires a degree of upgrading making this the perfect property for a buyer who is keen to really make their own mark on their new home.

THE LOUNGE



Internal accommodation is focused on a stunning lounge with a large bay window. Period features dominate and make for a warm and engaging space. There is ample floor space on offer which gives plenty of scope to configure the room to taste. To the rear, a door opens into a large box room which would make a fantastic home office.

THE BOX ROOM



THE KITCHEN/DINER



The spacious dining kitchen affords ample space for a dining table, includes a range of base and wall mounted units in the original bed recess and has French doors opening into the rear garden. The sheer space on offer gives fantastic long-term potential for an extensive contemporary kitchen.





The accommodation also includes two ample double bedrooms and a bathroom. The bedrooms are genuine doubles with plenty of space for full suites of bedroom furniture.

Early viewing is highly recommended.

THE BATHROOM



BEDROOM 1



BEDROOM 2



EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

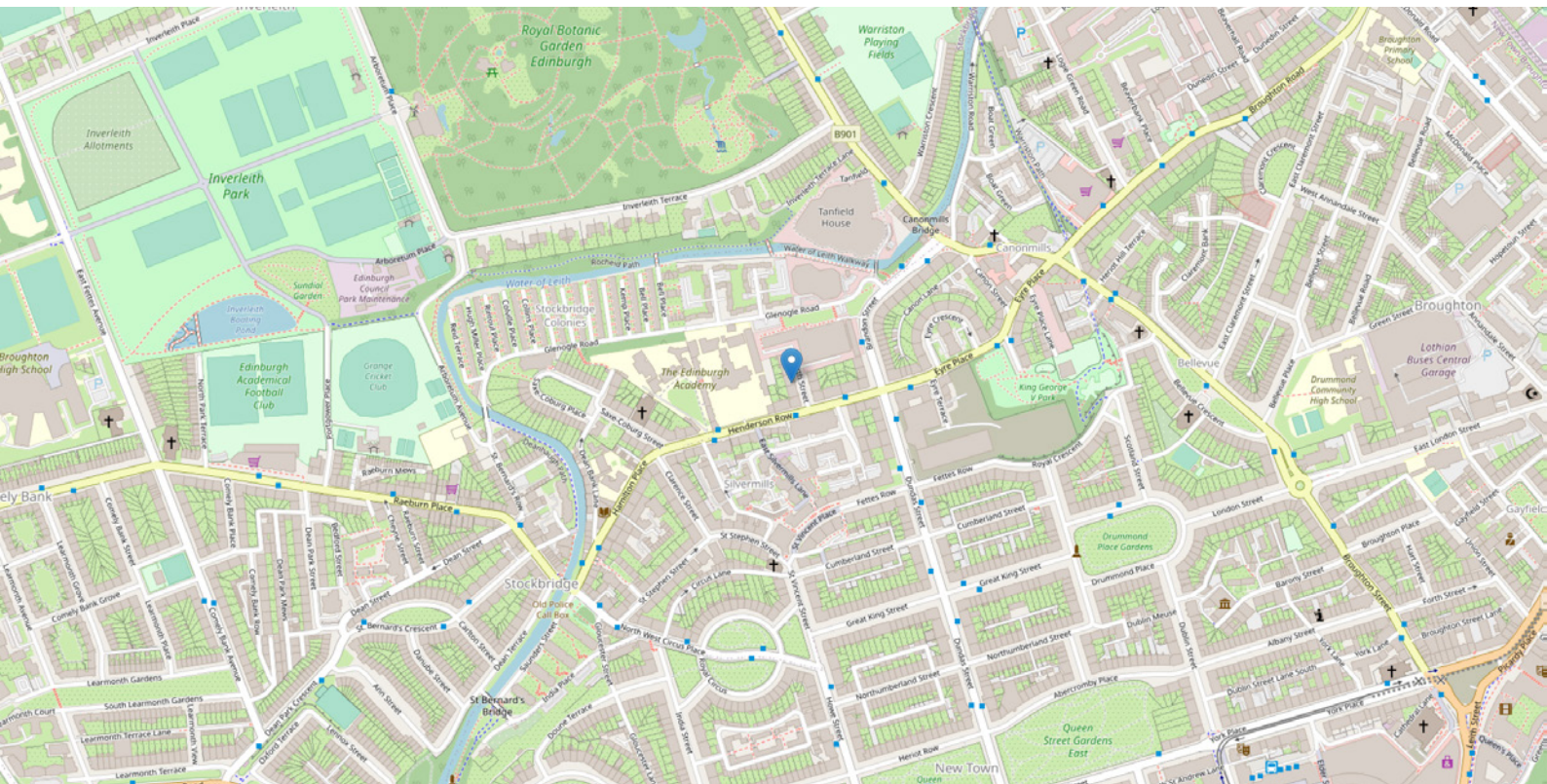


Approximate Dimensions
(Taken from the widest point)

Lounge 5.70m (18'8") x 3.60m (11'10")
 Box Room 3.50m (11'6") x 2.00m (6'7")
 Kitchen/Diner 6.10m (20') x 2.59m (8'6")

Bedroom 1 4.00m (13'1") x 2.90m (9'6")
 Bedroom 2 5.40m (17'9") x 2.50m (8'2")
 Bathroom 3.30m (10'10") x 1.30m (4'3")

Gross internal floor area (m²): 90m²
 EPC Rating: D



THE LOCATION

Perth Street is located off Henderson Row and is sandwiched between Stockbridge and the New Town, two of Edinburgh's most sought-after residential areas.





Stockbridge offers a cosmopolitan district with a superb choice of fashionable bars, quaint coffee shops and delis. The New Town by contrast is a UNESCO World Heritage, famous for classic Georgian architecture, and boasting super leisure and retail facilities. To the North lies the Royal Botanic Gardens and Inverleith Park and to the south, Princes Street and the city centre.

Also within a few minutes are the designer shops on George Street, Harvey Nichols, and John Lewis. The Omni Centre at the east end of Princes Street plays host to a multi-screen cinema, a Virgin Active Health Club and a number of eateries. The Playhouse Theatre is next door and is also surrounded by a range of cosmopolitan restaurants. The financial sectors based at St. Andrews Square, Lothian Road and at the West End are all immediately on hand. Both Haymarket and Waverley Rail Stations are within walking distance and a tram stop on York Place provides a direct link with Edinburgh International Airport.



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