



61

**61 GREAT KING STREET
NEW TOWN
EDINBURGH**

This extremely stylish top (2nd) floor apartment displays a number of quality contemporary features and forms part of a handsome Georgian terrace within Edinburgh's sought after New Town.

Security entrance, shared vestibule and hallway, reception hall, living/dining/kitchen area, utility cupboard, two double bedrooms, fabulous en-suite bathroom and shower room.

Fixed Price £375,000



GENERAL DESCRIPTION

61 Great King Street is an extremely stylish and bright two bedroom top, 2nd floor apartment situated in the heart of the City's historic New Town within a few minutes walk from Princes Street. The property has been renovated to exacting standards in recent years combining state of the art contemporary fixtures and fittings with original period features. The property is entered through an impressive shared entrance hall and staircase with cupola. The accommodation comprises hall, superb open plan living/dining/kitchen area, utility cupboard, master bedroom, large en-suite bathroom with skylight, double bedroom 2, shower room and attic storage. The renovation works included a Lutron lighting system, re-wiring, re-plumbing, the installation of a new gas central heating system, kitchen, bathroom and shower room. The solid oak flooring in the principle room, the fitted carpets in the bedrooms and all the kitchen appliances are included. All the light fittings are included. All shutters also function with the exception of those in the double bedroom 2. There is also an entry phone system and mains powered smoke detector. Parking is by way of residents permit on payment of the annual fee. Internal viewing is strongly recommended to fully appreciate the many fine features of this stylish and impressive home.

SITUATION

The New Town of Edinburgh is a superb example of Georgian architecture, both in scale and condition. Within the City Centre is everything that a modern city can offer in terms of facilities; commercial and financial services, amenities and communications. There are local shopping facilities in nearby Stockbridge along with those available on Princes Street and George Street, together with banking. There is easy access to a wide choice of bars, restaurants and bistros and to the city's many cultural activities including galleries and theatres. Leisure facilities are well catered for with a choice of gyms, cinemas, the Botanic Gardens and the Water of Leith Walkway provide lovely walks. Regular bus services run to and from many parts of the City Centre and surrounding areas, and Waverley Railway Station is also within easy reach.





ACCOMMODATION

(All Sizes Approximate)

ENTRANCE HALLWAY

Gained via entry system this well presented shared vestibule and hallway has carpeted stone staircase to all floors.

RECEPTION HALL

A welcoming hall with all principal rooms running off. Entry phone. Original flagstone floor. Low voltage downlighters.

LIVING/DINING/KITCHEN AREA

27'6" x 18'6" 8.38m x 5.64m

An absolutely superb contemporary open plan space with three windows to the front. The living area has stone fireplace with dog grate and living flame gas fire and solid oak flooring. The kitchen area has feature exposed stone wall and displays an extensive range of bespoke American Walnut fitted units with a central island unit and black granite work surfaces. The Smeg six ring professional stainless steel range, extractor hood, Fisher & Paykel dish drawer/washer, integral freezer and free standing Smeg fridge are included. Italian ceramic tiled floor.





MASTER BEDROOM

16'6" x 14'9" 5.03m x 4.50m

A generous principal double bedroom situated quietly to the rear with window facing south overlooking gardens. Cornice. Dado rail. Door to en-suite bathroom.

EN SUITE BATHROOM

11'10" x 8'10" 3.61m x 2.69m

An exceptionally large and impressive en-suite with skylight. White free standing bath, dual wash hand basins, concealed cistern wc all by Villerory & Boch with chrome taps and fittings. Large walk in tiled shower with powerful chrome Dornbracht rain shower head. Chrome heated towel rail. Ceramic tiled floor.





DOUBLE BEDROOM 2

12' x 11'6" 3.66m x 3.51m

Situated to the rear with window facing south overlooking gardens. Wooden mantelpiece with stone inset. Cornice. Carpet. Hatch to attic storage.

SHOWER ROOM

Another superb contemporary fully tiled shower room having powerful chrome Dornbracht rain shower head, white concealed cistern wc and wash hand basin all by Villeroy & Boch with chrome taps and fittings. Limestone tiled floor.

UTILITY CUPBOARD

A very useful storage cupboard with washing machine included

ATTIC

A large attic area which can be floored and provides excellent storage space accessible by the hatch from bedroom 2.

ENTRY

By Arrangement.

VIEWING

By appointment contact Russel + Aitken on 0131 20 20 600.

PRICE

Fixed Price £375,000

NOTES OF SALE

All services throughout the property are UNTESTED. Any purchasers must satisfy themselves with the condition of any central heating boilers, radiators, gas fires, electric showers and all other installations. Every care has been taken in the preparation of these particulars however no warranty can be given for the accuracy of the details contained herein.

sold on style™

If you are, call us to find out more about our bespoke service.



Schematic Diagram only - Not to scale

