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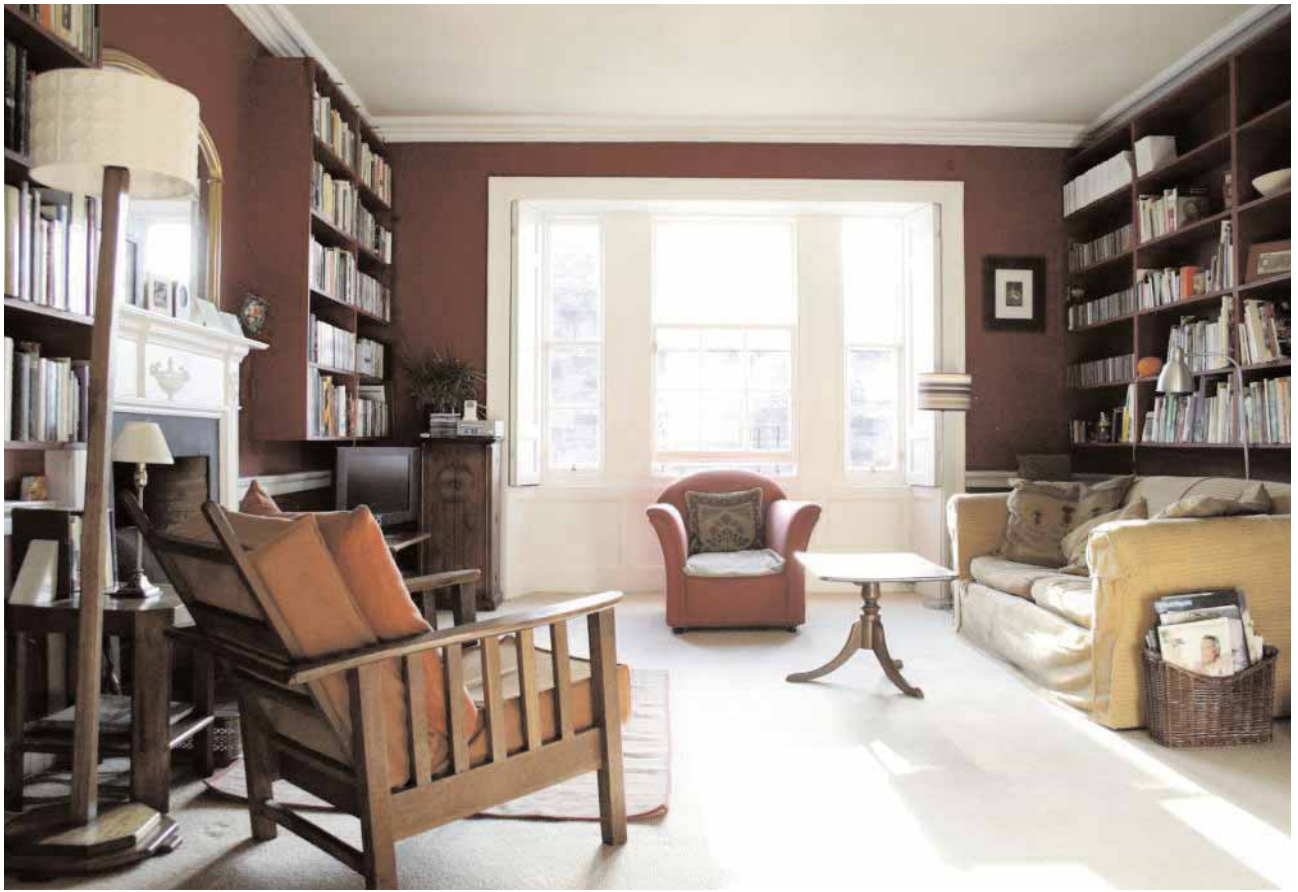
**12/3 CASTLE STREET
NEWTOWN
EDINBURGH**

This impressive city centre residence, which boasts a castle view, displays an abundance of original features within generous and well presented accommodation that is formed over two levels.

Security entrance, reception hallway, sitting room, dining room, dining kitchen, 3 bedrooms, bathroom, shower room, W.C and gas central heating.

Fixed Price £420,000



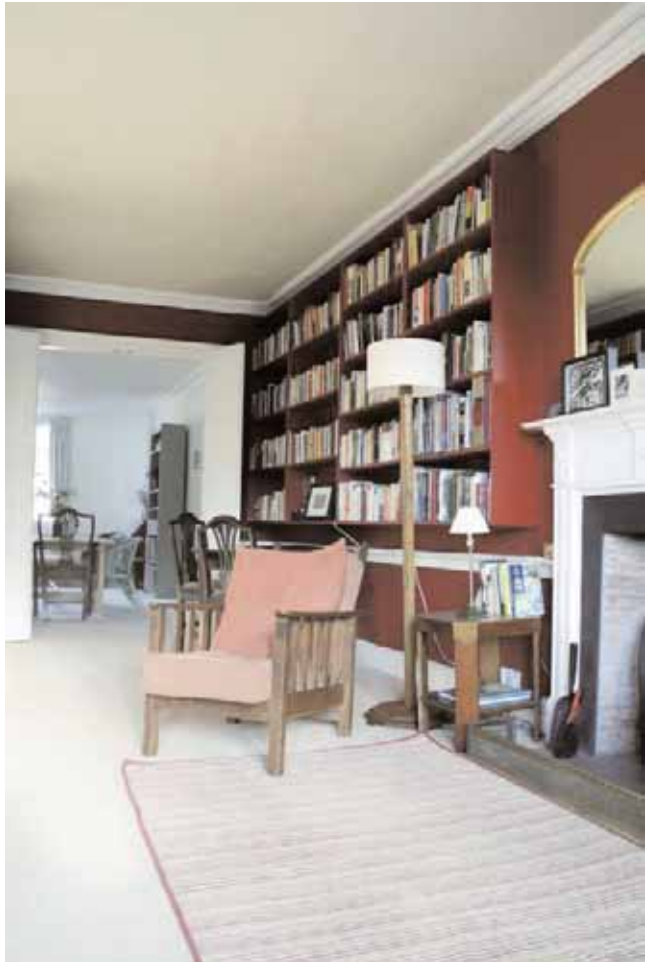


GENERAL DESCRIPTION

This impressive double upper apartment offers generously proportioned accommodation which enjoys a flexible layout and is formed over two levels. Internally the property benefits from tasteful and well presented rooms that display a wealth of period features. Early viewing of this delightful city centre home which also boasts a castle view is strongly recommended to fully appreciate its many fine attributes and all round appeal.

SITUATION

The subject is situated within the very heart of Edinburgh, quietly located in the attractive pedestrian section of Castle Street, just off the west end of Princes Street. Princes Street is Edinburgh's premier shopping thoroughfare, with all the major high street shops close at hand, while near-by George Street is home to many fashionable boutiques. Excellent amenities are all within walking distance, including both Waverley and Haymarket train stations, St Andrew Square bus station, a large selection of restaurants, theatres, museums and cinemas. Princes Street Gardens are also close at hand providing a unique green open space and the present owners pay a modest annual fee to obtain access to Queen Streets private gardens. Residents' parking is available on Castle Street on payment of a permit charge.





ACCOMMODATION

(All Sizes Approximate)

ENTRANCE HALL

Gained via a security door with well presented stairs leading to all floors.

RECEPTION HALLWAY

This bright L shaped reception hall with large skylight provides access to all lower floor rooms and has staircase with walk-in cupboard below leading to the upper landing.

W.C / SHOWER

Both situated off the reception hallway, these internal rooms feature W.C, corner wash hand basin and shower tray with electric shower over.

SITTING ROOM 23'7" X 14'5" (7.17 X 4.20M)

(at widest point)

This attractive room has rear-facing three-part, sash and case window with working shutters enjoying rooftop views. The room displays original coving, dado rail and working Adam-style fireplace with tiled hearth. Other features include a shelved press and twin leaf folding doors which lead through to the dining room. Extensive wall mounted shelving.

DINING ROOM 22'4" X 13'4" (6.86 X 4.06M)

This large versatile bow-ended room has a single front-facing sash and case window which enjoys views over Castle Street and towards Edinburgh Castle. The room displays original coving, dado rail, shelved cupboard and twin leaf folding doors which lead through to the sitting room.

DINING KITCHEN 12'6" X 11'8" (3.80 X 3.55M)

This good sized dining kitchen has single sash and case window with working shutters to the rear. The room displays laminate flooring and has a fitted window seat and cupboard housing the boiler. The room features modern base, drawer and wall mounted units, solid beech work-top with inset sink and splash back tiling. Included in the sale price and incorporated into the design will be the washing machine, integrated dishwasher, fridge, freezer, microwave and five burner stainless steel gas range with large electric oven and extractor hood over.



BEDROOM 15'1" X 9'0" (4.19 X 2.73M)

Situated off the reception hallway this front-facing bow-ended room enjoys views over Castle Street and towards Edinburgh Castle. This double bedroom displays the original flagstone floor and timber mantel.

BATHROOM 8'6" X 8'3" (2.60 X 2.52M)

Situated off the reception hallway this bright internal room has a skylight providing natural daylight. A delightful room, it features a wash hand basin set into a vanity and a traditional roll top bath. Other features include part timber panelling to walls, original coving and fireplace.





UPPER LANDING

Gained via staircase from the reception hallway, this bright landing with skylight provides access to both remaining bedrooms. It has two storage cupboards off and a fitted bookcase.

BEDROOM 15'8" X 9'7" (4.78 X 3.38M)

(at widest point)

This L shaped room features a low combed ceiling with rear facing dormer window and fireplace.

BEDROOM 12'2" X 10'0" (3.71 X 3.06M)

This room features a part combed ceiling with rear facing dormer window which enjoys views as far as Corstorphine Hill and The Pentlands.





Schematic Diagram only - Not to scale

HEATING

The property has a system of modern gas central heating operating off of a combi boiler.

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.

VIEWING

Sunday 2-4pm or by appointment contact Russel + Aitken on 0131 315 2638.

PRICE

Fixed Price £420,000

sold on style™

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