



# 48

**48 INDIA STREET  
NEW TOWN  
EDINBURGH**

This impressive top (3rd) floor flat boasts delightful open aspects and forms part of a handsome Georgian terrace on the northern edge of Edinburgh's classical New Town.

Secure entrance stair, reception hallway, sitting room, study, dining kitchen, three double bedrooms and bathroom.

**Fixed Price £455,000**

## GENERAL DESCRIPTION

This impressive top floor flat forms part of a handsome Georgian terrace that is situated on the northern edge of Edinburgh's classical New Town adjacent to the City's sought after Stockbridge district. The property's bright and spacious accommodation retains many of its original features and boasts delightful open aspects over north west Edinburgh and private gardens. The internal layout comprises; a reception hall with doors leading to most rooms and cupola providing natural daylight. The attractive sitting room has rear facing window, fireplace and door leading through to the study. The study is an internal room with cupola and second door to bedroom one. The traditional sized kitchen displays a stylish range of modern units, provides ample space for informal dining and has rear facing window with a superb outlook. All three bedrooms are doubles and enjoy an attractive outlook over private gardens. Finally the bathroom displays a traditional styled suite in classic white with shower over the cast iron bath. Internal viewing is strongly recommended to fully appreciate the many fine features of this impressive City Centre 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. 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, spas and 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 HALL**

Gained via well presented common stair with stone staircase to all floors.

#### **RECEPTION HALL**

This large bright hallway provides access to the majority of rooms and has three cupboards off providing excellent storage. Displays original coving and cupola styled roof light which provides an abundance of natural daylight.

#### SITTING ROOM

16'10" x 15'11" 5.14m x 4.84m

This large well proportioned public room has rear facing window enjoying a superb open rooftop view over north west Edinburgh. The room displays cornice work, original fireplace with gas fire and door leads through to the study.

#### STUDY

11'1" x 8'3" 3.38m x 2.51m

This versatile internal room has connecting doors to the sitting room and bedroom one. Displays original coving and cupola styled roof light which provides excellent daylight.

#### DINING KITCHEN

15'3" x 13'9" 4.64m x 4.20m

This large dining kitchen has rear facing window with seat below enjoying an attractive open outlook. The room provides ample space for informal dining and displays modern units with worktop, sink and splash back tiling. The room features a fireplace with gas fire, cupboard housing boiler and water tank and large walk-in pantry.

#### BEDROOM 1

15'10" x 15'10" 4.82m x 4.82m

This large double bedroom is currently being used as a second public room with front facing window overlooking India Street Gardens and North West Circus Place. The room displays cornice work, original fireplace with gas fire and has door leading through to the study.

#### BEDROOM 2

15'0" x 11'6" 4.57m x 3.08m

This double bedroom again has front facing window overlooking India Street Gardens. Displays original coving, feature fireplace with gas fire and shelved press.

#### BEDROOM 3

15'0" x 10'1" 4.57m x 3.08m

This double bedroom has front facing window overlooking the gardens. Displays original coving and feature fireplace with gas fire.





#### BATHROOM

6'4" x 6'1" 1.93m x 1.86m

This bathroom features a traditional style white three piece suite with shower over the cast iron bath. Displays splash tiling, timber paneling and natural daylight from roof light.

#### HEATING

The property has a system of gas central heating.

#### GARDENS

Access to India Street Gardens can be gained for a nominal annual fee.

#### ENTRY

By Arrangement.

#### VIEWING

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

#### PRICE

Fixed Price £455,000.

#### 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.





Schematic Diagram only - Not to scale



**Russel+Aitken**  
solicitors and estate agents

Property Department  
16 Raeburn Place  
Edinburgh, EH4 1HN  
T : 0131 20 20 600  
F : 0131 315 4319  
E : enquiries@russelaitken.com

**sold on style™**  
If you are, call us to find  
out more about our  
bespoke service.

