



15

**15 (TOP FLOOR) GREAT KING STREET
NEWTOWN
EDINBURGH**

Impressive and exceptionally spacious top floor apartment situated within a handsome Georgian building in Edinburgh's prestigious New Town, close to excellent City Centre amenities.

Welcoming reception hall, rear facing sitting room, kitchen, dining room, 2 large double bedrooms and an internal bathroom.

Sash and casement windows, gas central heating, kitchen with under floor heating, a wealth of period style features, fixtures and fittings, ample storage, stripped floors and doors throughout and permit zone 6 parking.

Fixed Price £369,000





GENERAL DESCRIPTION

This elegant apartment provides excellent accommodation, versatile in its extensive layout, superbly well maintained and presented in excellent, classic decorative order. A wealth of character and many fine period features have been retained to include; traditional sash and casement windows with working shutters and newly installed brass locks, decorative cornice work to all rooms, marble fireplaces and slabbed floor to the kitchen. A gas central heating system serves panel radiators providing comfort and economy. There is huge potential for extension into the attic with the right planning permission; the space could easily provide a large bedroom and en-suite. In addition to this outstanding apartment there is zoned private permit parking, an amazing shared entrance vestibule with Terrazzo flooring, decorative cornice and a beautiful cupola to the top floor, also benefits from a ADT alarm system.



No amount of descriptive detail can do justice to this apartment therefore immediate viewings are strongly recommended.

SITUATION

The property is situated in the much sought after New Town district of Edinburgh, less than one mile north of the City Centre. The property is ideally located for excellent local services and amenities. Princes Street is within easy walking distance where there is a large variety of shops, cafes and restaurants.



ACCOMMODATION
(All Sizes Approximate)

HALL
7'8" x 6'10" (2.36m x 2.10m)

A stylish entrance hall with a solid wood front door, stripped floors and interior doors. Ceiling mounted smoke alarm and access to all rooms excluding the kitchen. Storage.

Access to the extensive attic via a hidden wooden ladder.

SITTING ROOM
21'2 x 14'10" (6.46m x 4.54m)

The superior sitting room is elegant, spacious and bright. Bathed in natural daylight through the large sash and casement window which has working shutters and newly installed brass locks. Stripped floors and doors. There is beautiful cornice work to the ceiling. The talking point is the classic proportions and the stylish marble fireplace with working fire.

Through further stripped double doors is the large dining room.

DINING ROOM
10' 3" x 8' (3.23 x 2.45m)

The dining room is situated just off the lounge; it has dual access through stripped wooden doors from the lounge and a further stripped door from the hall. The floor has been stripped and stained. Storage cupboard to the right hand side. Light floods in from the ceiling Velux window which can be enclosed by a pulley system.

KITCHEN
11'3" x 9'9" (3.45m x 2.99m)

A stylishly fitted kitchen fitted with ample storage units, work surfaces, sink, draining board and tiled splash back. The automatic washing machine, fridge freezer, dishwasher, SMEG single oven with ceramic hob and SMEG chimney hood are all included in the sale. Storage to the left hand side containing the hot water tank. Stone under floor heating. Sash and casement window with working shutters. The room is completed by having halogen lighting.

MASTER BEDROOM
16' 3" x 14'11" (4.66m x 4.56m)

Impressive master bedroom facing out onto Great King Street. The room is flooded with natural daylight through the double sash and casement windows with working shutters and brass locks. Decorative cornice work. Carpeted floor.

BEDROOM 2
12'2" x 11'6" (3.72m x 3.51m)

Also front facing the large second double has a sash and casement window with working shutters and brass locks. Carpeted floor. Cornice. Stripped door.



Schematic Diagram only - Not to scale

BATHROOM

6'5" x 6'1" (1.98 x 1.88m)

The floor and doors have been stripped. The suite comprises of an electric shower, panelled bath, pedestal basin and WC with concealed cistern. The walls are tiled to full height. Ladder style radiator. Halogen lighting. Extensive cupboard and shelving space.

CELLAR

There is a private cellar situated at ground level, which could easily be utilised as a home office.

PARKING

Permit parking zone 6 which is approximately £21 per quarter.

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.

ENTRY

By Arrangement

VIEWING

Thursday 7-9pm, Sunday 2-4pm or by appointment telephone Russel + Aitken on 0131 315 2638.

PRICE

Fixed Price £369,000