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**24 (2F2) CLARENCE STREET
NEW TOWN
EDINBURGH**

This exceptional purpose built Georgian flat forms part of a refurbished sandstone tenement which is situated on the northern edge of Edinburgh's classical New Town.

Shared security entrance, dining hallway, impressive sitting room, superb dining kitchen, three double bedrooms, fabulous bathroom and shared walled garden.

Offers Over £350,000



GENERAL DESCRIPTION

This exceptional purpose built flat occupies the second (top) floor of a refurbished sandstone Georgian tenement on the northern edge of Edinburgh's New Town. The property displays a wealth of period features which combine with modern day luxuries and is beautifully appointed throughout. The internal layout comprises: a dining hallway with cupboards off and doors to all rooms. The impressive sitting room has twin windows on to Clarence Street and displays the original fireplace. The stylish fully fitted dining kitchen overlooks the rear gardens and displays the original flagstone floor. The master bedroom is generously proportioned with rear facing window opening on to a decorative balcony. Both remaining double bedrooms are set to the front with bedroom 3 benefitting from a large fitted wardrobe. Finally the fabulous four piece bathroom displays a roll top bath with claw and ball feet and has window to the rear. Externally to the rear there is a shared walled garden which is mainly lawn. Internal viewing is strongly recommended to fully appreciate the many fine features of this stylish traditional home.

SITUATION

The property is situated in the much sought after New Town district of Edinburgh, less than one mile north of the City Centre and borders the fashionable Stockbridge district. The property is ideally located for excellent local services and amenities. Both Princes Street and Stockbridge are within easy walking distance where there is a large variety of shops, cafes and restaurants. The St Andrews Square Bus Station and Waverley Railway Station are also both within easy walking distance and regular bus services run close by to Princes Street and to many other areas.





ACCOMMODATION

(All Sizes Approximate)

ENTRANCE HALL

The building is gained via a secure entry door with well presented stair to all floors.

DINING HALLWAY

11'4" x 11'1" 3.46m x 3.38m

This broad well proportioned hallway provides access to all rooms and is suitable as a dining hall if required. Displays centre ceiling rose, original coving and polished floorboards. Two storage cupboards and wall mounted entry phone.

SITTING ROOM

21'2" x 15'0" 6.45m x 4.55m

This large impressive room has twin front facing windows with working shutters on to Clarence Street. The room displays cornice work, polished floorboards and the focal point is the original marble fireplace.

DINING KITCHEN

14'0" x 12'6" 4.24m x 3.81m

This stylish dining sized kitchen has rear facing window which enjoys a roof top outlook. The room features oak style units with granite worktop and Belfast sink. Included in the sale price and incorporated into the design are the dishwasher, washer dryer, large twined door fridge freezer and modern stainless steel range with matching splash back and extractor hood over. Displays recessed downlighters, window seat/store, original flagstone floor and provides ample space for informal dining.



BEDROOM 1

19'7" x 15'0" 5.96m x 4.55m

This generous double bedroom has large rear facing window with working shutters that opens on to a small decorative balcony. The room displays original cornice work, polished floorboards and recessed cupboard/lit vanity area.

BEDROOM 2

14'7" x 9'5" 4.43m x 2.88m

This double bedroom has front facing window with working shutters. The room displays original coving and shelved press.

BEDROOM 3

14'7" x 7'1" 4.43m x 2.17m

The property's third double bedroom has front facing window with working shutters. The room displays original coving and fitted wardrobe.





BATHROOM

14'7" x 7'3" 4.43m x 2.22m

The fabulous room has rear facing window and features a roll top/claw and ball bath, wet area with drench shower head over, wash hand basin and WC. The room displays extensive wall/floor tiling, recessed downlighters and hatch gives access to the attic space which is partly floored with lighting.

HEATING

The property has a system of gas central heating.

GARDEN

To the rear of the property there is a shared walled garden which is mainly lawn with mature planted areas.

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Schematic Diagram only - Not to scale

GARDEN

To the rear of the property there is a shared walled garden which is mainly lawn with mature planted areas.

ENTRY

By Arrangement

VIEWING

Thursday 6-8pm Sunday 2-4pm or by appointment contact Russel + Aitken on 0131 315 2638 or seller on 07717 294581.

PRICE

Offers Over £350,000

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.