



NEW TOWN
20/6 Howe Street

edinburghprimeproperty.com

SIMPSON & MARWICK

NEW TOWN

20/6 Howe Street

FIXED PRICE £350,000

Viewing Thurs 6-8 Sun 2-4 or by appt tel Agent 0131 525 8666

DESCRIPTION

20/6 Howe Street is an impressive, spacious three bedroom third floor flat forming part of an attractive Georgian building situated in the heart of Edinburgh's New Town. The property which is spacious and bright, retains many period features such as cornicing and fireplaces. The property is entered via a beautifully presented, secure communal stairwell with a lift. The flat has a spacious reception hall with two cupboards off. The elegant sitting/dining room is situated to the front of the property with a traditional fire surround and three windows with rooftop views east over Northumberland Street. Leading off the sitting/dining room is the well equipped kitchen. Also to the front of the property is double bedroom 3. To the rear of the flat is the master bedroom with an en suite shower room which can also be accessed from the hall. Double bedroom 2 is also situated to the rear of the property and has an en suite bathroom which has a window to the rear, a bath with electric shower above, WC and wash hand basin.

LOCATION

The New Town is a UNESCO World Heritage Site in the heart of the City. All the benefits of city centre living can be enjoyed with a wide range of cultural activities, and a variety of speciality shops, bistros and restaurants in nearby Stockbridge. The main shopping and commercial thoroughfares of Princes Street and George Street are close by including Harvey Nichols and John Lewis. In addition there are leisure facilities at the Omni Centre which includes a multi-screen cinema, a Virgin Active health club and various restaurants. The Edinburgh Playhouse theatre is also close by. Locally there is a Sainsbury's, a Waitrose supermarket at Comely Bank and a larger Sainsbury's supermarket and range of retail stores at Craighleith Shopping Park close to Blackhall. The green spaces of The Royal Botanic Gardens, Inverleith Park and the Water of Leith Walkway are also nearby and the Scottish Parliament at Holyrood is within a short drive. Waverley and Haymarket rail stations and St Andrew Square bus station are all easily accessible with regular bus links throughout the City, and an express bus runs from Waverley Station to Edinburgh International Airport. Excellent schools in both the state and private sectors are easily accessible.



Impressive and spacious 3 bedroom third floor flat with lift access and great views



PARKING

There is zoned residents' parking available on Howe Street and in nearby streets by way of a permit on payment of the usual annual fee.

FIXTURES AND FITTINGS

All fitted carpets, blinds, light fittings, hob, oven, cooker hood, the two fridges, freezer and washing machine are all included in the sale price.

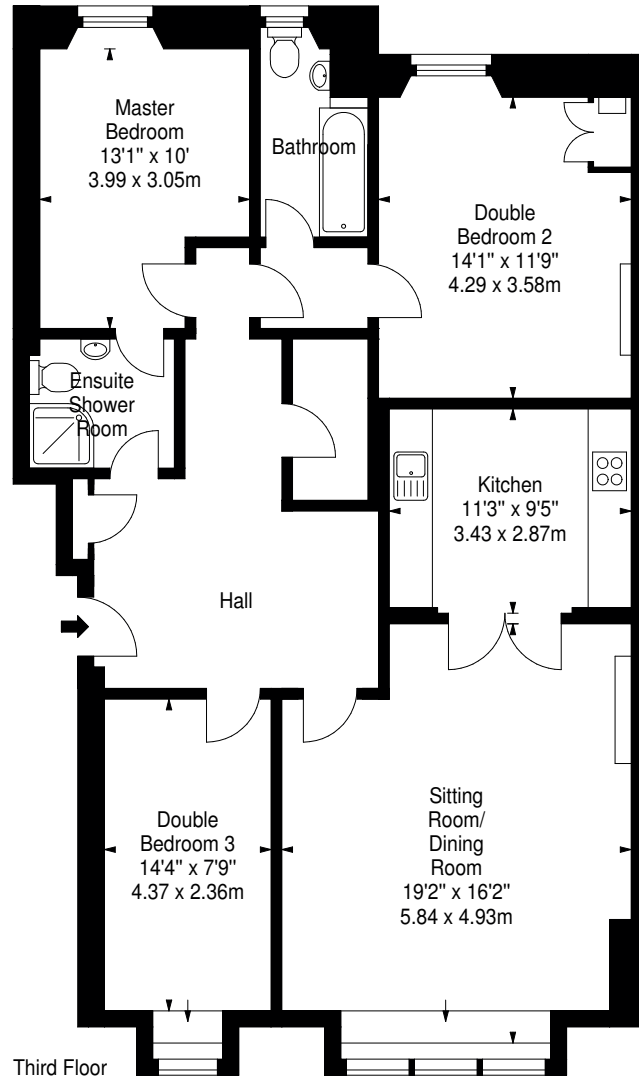
SERVICES

The property is heated by gas central heating and there is a secure door entry phone system.

EPC RATING D



Approx. Gross Internal Area
1165 Sq Ft - 108.23 Sq M
For identification only. Not to scale.
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A proactive approach to property sales

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