

## 9a Scotland Street

New Town, Edinburgh, EH3 6PP

### Description

9a Scotland Street comprises a well presented 2 bedroom tenement flat located in a prime residential street within Edinburgh's historic and world renowned Georgian New Town. The flat offers attractive and spacious accommodation and is well positioned to take full advantage of city centre living with excellent local amenities and transport links within walking distance of the property.

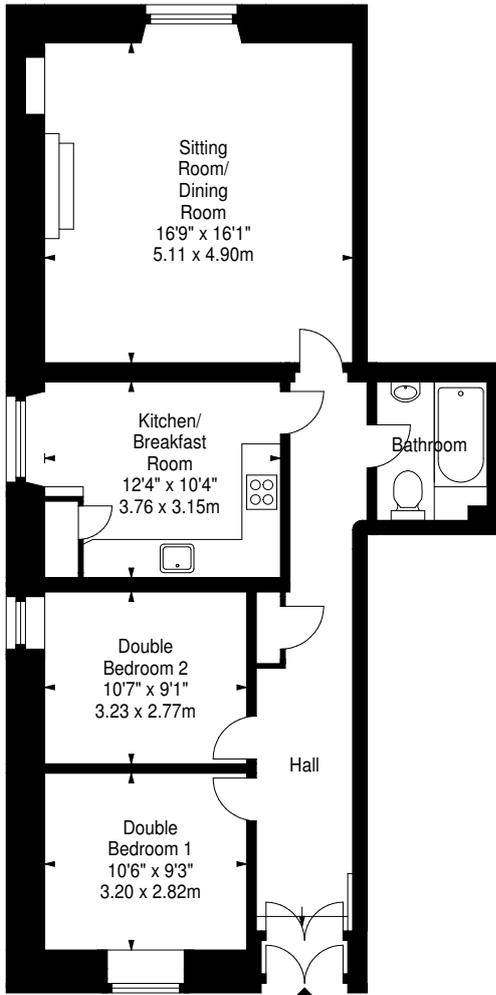
This charming main door flat is approached from street level down a short flight of steps. A vestibule area leads to a well-lit hallway. Leading off the hallway towards the front of the property, there are two beautifully presented double bedrooms. At the heart of the flat is a good sized and well equipped eat-in kitchen with a range of storage, an integrated oven, hob, extractor hood, dish washer washing machine and gas fired central heating boiler. Opposite the kitchen is the bathroom with a wall mounted shower, bath and WC. At the rear of the property overlooking a lovely garden, is a bright, spacious sitting room, perfect for entertaining.

### "Charming & spacious 2 bed lower flat in prime New Town address"

### Location

The New Town is a UNESCO World Heritage Site in the heart of the City. The main shopping and commercial thoroughfares of Princes Street and George Street are close by including Harvey Nichols and the exclusive Multrees Walk. There are ample shopping establishments and for larger retail outlets Craighleith Park is a short drive away. The cosmopolitan area of Stockbridge borders the New Town and offers a range of speciality shops, deli's, bistros and popular bars. The green spaces of The Royal Botanic Gardens, Inverleith Park and the Water of Leith Walkway are also nearby. Waverley rail station and St Andrew Square bus station are a short walk away and easily accessible with regular bus links throughout the City. An express bus runs from Waverley Station to Edinburgh International Airport and the tram to the airport is located only a short distance away.

Approx. Gross Internal Area  
829 Sq Ft - 77.01 Sq M  
For identification only. Not to scale.  
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Lower Ground Floor



## Parking

There is on street zoned residents' parking.

## Fixtures and Fittings

The fitted carpets, blinds, light fittings and the integrated kitchen appliances are included in the sale.

The main light fitting in the sitting room is not included.

## Services

There is a gas fired central heating system.

## EPC Rating D

## Home Report

The Home Report is available to be downloaded from our website [www.edinburghprimeproperty.com](http://www.edinburghprimeproperty.com). The condition of the property and any material matter is disclosed in the Home Report.

**Note:** Interested parties should request their solicitor to note interest. The Seller is not bound to accept the highest or any offer. These particulars do not form part of any contract. The statements or plans are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested and no warranty is given as to their compliance with Regulations.