

New Town | Edinburgh

54a Great King Street , EH3 6QY



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OFFERS OVER £650,000

54A GREAT KING STREET, NEW TOWN, EDINBURGH, EH3 6QY

Positioned on one of the capital's most exclusive New Town streets, this five-bedroom, two-bathroom garden flat occupies the lower two floors of a handsome A-Listed Georgian tenement. This impressive city home offers a wealth of flexible accommodation, including excellent internal and external storage with development potential, and is tastefully presented to a modern standard throughout. The property also boasts the added appeal of delightful private gardens to the front and rear.

From street level, stone steps wind down to a sunny front courtyard. Here, the inviting brass-detailed front door opens into a practical entrance vestibule affording access to a flagstone-floored entrance hall with built-in storage. Leading off the spacious hall and enjoying a leafy garden outlook via a splendid sash window is a generous living room with outstanding space for comfortable seating. Muted décor and wood-styled flooring act as a subtle backdrop to the room's characterful plasterwork, namely an ornate cornice, a rose and a picture rail, whilst a period fireplace creates an inviting focal point. Neighbouring the living room is a bright dining kitchen fitted with modern wood-toned cabinetry and granite-styled worktops framed by chequered splashback tiling. Integrated appliances include an eye-level oven and an electric hob with a stainless-steel splashback and a feature hood; the dining kitchen is replete with a freestanding dishwasher and a fridge freezer, there is a washing machine in one of the cellars.



"...Leading off the spacious hall and enjoying a leafy garden outlook via a splendid sash window is a generous living room with outstanding space for comfortable seating..."



Also located on the lower ground floor level are two of the home's five bedrooms, which are served by a shower room. Both exceptionally spacious double bedrooms benefit from a favourably sunny aspect, vast windows with working shutters, and incorporate a traditional Edinburgh Press and an under-window cupboard, respectively.

Continuing the home's understated finish with neutral mosaic tiling, the shower room is equipped with a toilet and basin suite, a shower enclosure and a towel warmer. Stairs from the hall lead down to the garden-level accommodation. The carpeted lower hall affords access to the rear garden entrance, plus two further double bedrooms, a single bedroom and a bathroom. Echoing the style of the upstairs shower room, the generous bathroom comes complete with a toilet, twin countertop basins, a towel warmer and a bathtub with an overhead shower and a glazed screen. Also located on this level are two versatile storerooms: the larger features a handy washbasin, while the smaller is located

off Bedroom 3 and represents a fantastic walk-in wardrobe. The property benefits from an efficient gas central heating system. Externally, the flat is complemented by appealing private gardens: a sunny front courtyard affording access to three useful cellars, and a walled rear garden that is predominantly laid to lawn and accommodates a shed. Controlled on-street parking (Zone 5A) can be found in the immediate vicinity.

All photos are of the actual rooms, with virtually staged furniture showing the space and potential of the rooms.



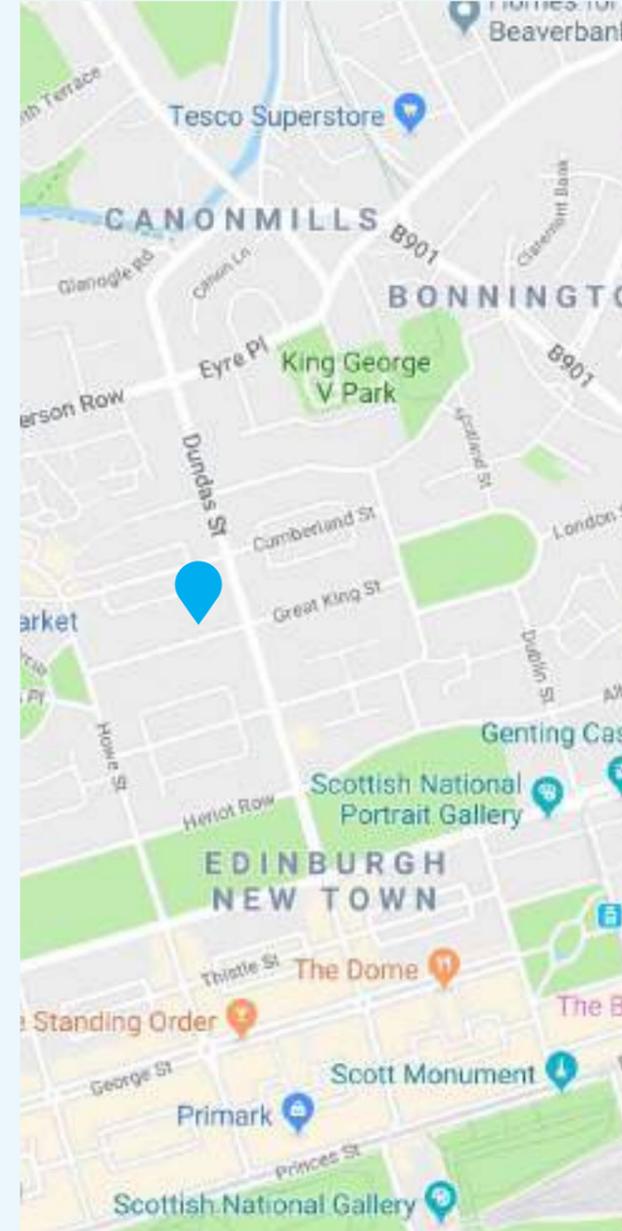


FEATURES

- Prestigious New Town address
- A-Listed Georgian tenement
- Lower ground/garden level flat
- Vestibule & hall with storage
- Living room with period features
- Modern dining kitchen
- 4 double bedrooms
- 1 single bedroom
- Shower room
- Three-piece bathroom
- Private front courtyard
- 3 storage cellars
- Walled rear garden
- Controlled parking (Zone 5A)
- Gas central heating

Location

Situated within the New Town conservation area, Great King Street enjoys a prime location in one of Edinburgh's most prestigious postcodes. Its excellent situation affords residents unfettered access to the finest amenities the capital has to offer, all within easy walking distance. On your doorstep you will find a superb choice of top-rated restaurants, cafés, fashionable bars and clusters of small speciality shops. The New Town hosts world-class shopping outlets including Harvey Nichols, Jenners and Multrees Walk at St. Andrew Square, while Princes Street is lined with all the top name high-street retailers. Nearby Broughton Street and Stockbridge both promise a unique village atmosphere and the independent outlets here are arguably some of the best in the country. A selection of some of Scotland's finest art galleries are all in close proximity including the National Portrait Gallery, the Gallery of Modern Art (1&2) and the Scottish National Galleries. For days out, picnics or scenic walks the tranquil Water of Leith at Stockbridge and the colourful Royal Botanic Garden are both only a short walk away. Edinburgh boasts some of the best private schools in the country. Both Fettes and Edinburgh Academy are within walking distance of the property. The New Town provides an abundance of public transport services for commuting to any part of the city or other parts of the country. The newly completed tram line runs from nearby York Place all the way to the airport. There are also more than 35 bus routes departing from the area, and Waverley Station is within walking distance.



Note: No guarantees can be given in respect of the foregoing appliances.



Dimensions

(Taken from the widest point)

Living Room	6.48m (21'3") x 4.10m (13'5")	Shower Room	2.89m (9'6") x 2.01m (6'7")
Dining Kitchen	3.62m (11'11") x 3.38m (11'1")	Store Room	5.00m (16'5") x 3.24m (10'8")
Master Bedroom	6.21m (20'4") x 4.09m (13'5")	Store 2	3.60m (11'10") x 1.69m (5'7")
Bedroom 2	5.77m (18'11") x 3.51m (11'6")	Shed	1.50m (4'11") x 1.12m (3'8")
Bedroom 3	5.86m (19'3") x 2.41m (7'11")	Cellar	3.04m (10') x 1.81m (5'11")
Bedroom 4	5.37m (17'7") x 2.66m (8'9")	Cellar	2.92m (9'7") x 1.81m (5'11")
Bedroom 5	3.25m (10'8") x 2.43m (8')	Cellar	2.88m (9'5") x 1.95m (6'5")
Bathroom	3.69m (12'1") x 1.78m (5'10")		

Viewing

By appointment with Gilson Gray on 0131 516 5366.

EPC

Rating - C

Council Tax

Band - F

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