



Location

Located in Edinburgh's prestigious Georgian New Town, Forres Street has all the benefits of City Centre living on its doorstep. The retail and commercial areas of Edinburgh in Princes Street and George Street are a few minutes walk away. It is also an easy walk to the charming cosmopolitan area of Stockbridge, with its wide variety of specialist shops, bistros and bars and a Waitrose supermarket.

Leisure and recreational facilities are never far away with museums, art galleries, theatres, cinemas and health clubs all with-in easy reach. The open spaces of Princes Street Gardens, the Royal Botanic Gardens, Inverleith Park and the Water of Leith Walkway are close by.

Waverley and Haymarket rail stations, St Andrew Square bus station and the city tram service are all easily accessible with regular bus links throughout the City and to Edinburgh International Airport. Highly regarded schools in both the state and private sectors are available in the area.

Accommodation

- Lounge
- Kitchen
- Two Double Bedrooms
- Bathroom
- Gas Central Heating
- Cellars
- Burglar Alarm

Home Report

Please visit: www.allingham.co.uk or www.espc.com

Price and Viewing

For current price and viewing details, please visit espc.com or www.allingham.co.uk or telephone Allingham & Co on 0131 447 9341.





General

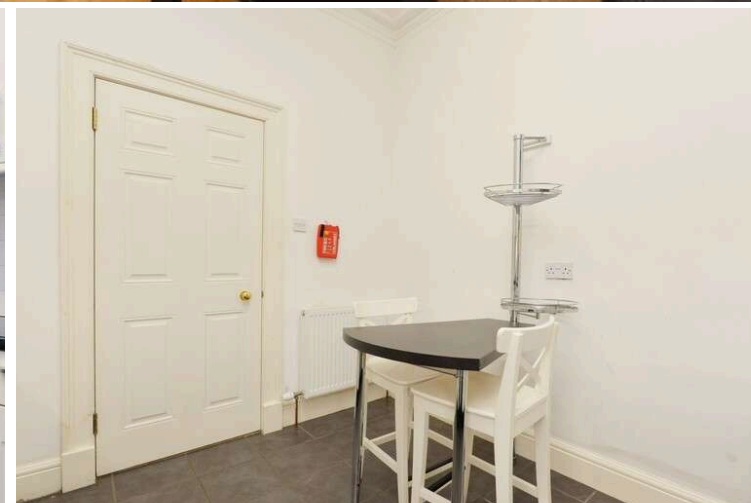
Accessed through its own front door off a small private patio area this is a delightful and attractively presented property forming part of an original Georgian townhouse. Located in the very prestigious and central residential location of Edinburgh's historic New Town, the property has been well-maintained and is in excellent decorative order throughout.

The hallway has wooden flooring and is brightly lit by ceiling spotlights. Leading off the hallway with the same wooden flooring is the spacious lounge with Georgian sash window with working shutters, ceiling cornice and fireplace. The fitted kitchen has a generous range of wall and base units with white shaker style doors and contrasting marble effect work surfaces, electric double oven, gas hob and extractor, dishwasher, fridge/freezer and washing machine. (These items are believed to be in good working order though their condition is not warranted.) There is a small moveable breakfast bar.

Both bedrooms are carpeted and are generous doubles with sliding mirrored wardrobes and sash windows with working shutters. The fully tiled bathroom is fitted with a modern white 3 piece suite with shaped bath with shower and screen, WC and wash hand basin. There is a heated towel rail and ample cupboards for storage.

The property benefits from gas central heating, burglar alarm and has title to five under pavement storage cellars.

There is on street parking by way of residents permit on payment of an annual fee. On application and payment of a modest annual fee residents can be approved for a key to the Moray Feu which incorporates access to the beautiful Moray Place, Ainslie Place and Bank Gardens.



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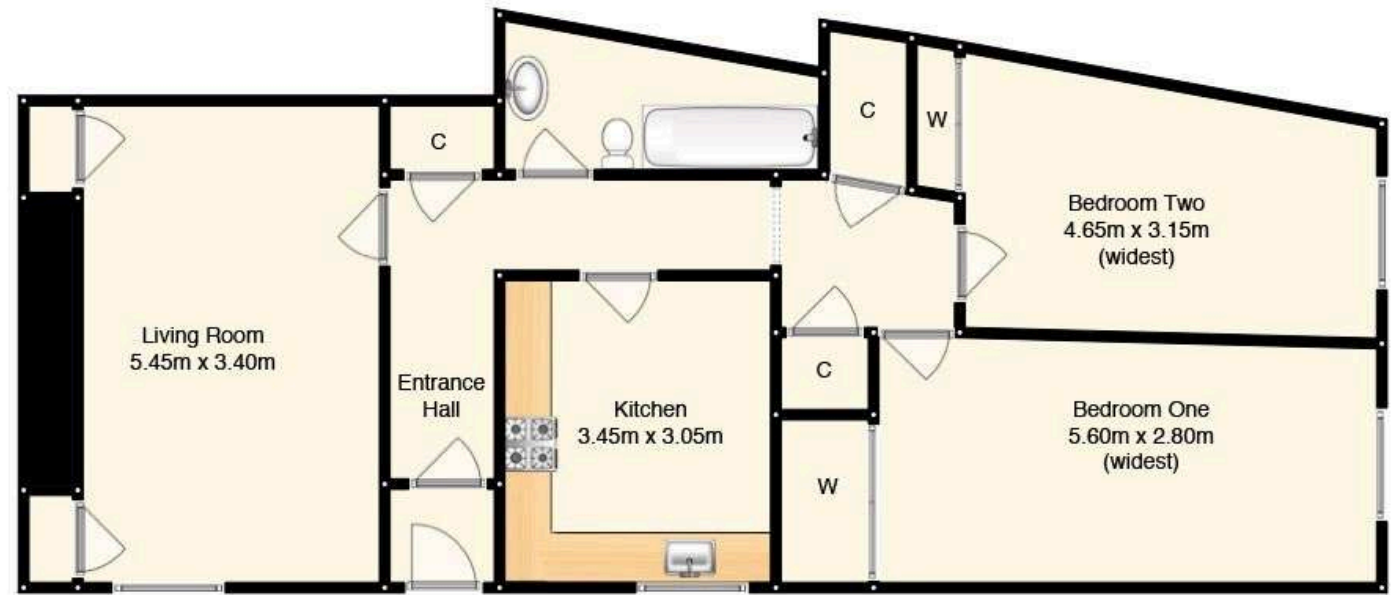
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC



Approx
82.85m²

