










Offers Over

£300,000

1/4 Summerbank

New Town | Edinburgh | EH3 6NQ

Neilsons are delighted to offer to market this generously-proportioned one bedroom second floor flat, which enjoys a prestigious address in one of Edinburgh's most desirable residential locations. Forming part of a handsome tenement, the property is within easy reach of many of the capital's most popular restaurants, bars, boutique shops and theatres.

-  1 bed
-  2 public
-  1 bathroom
-  Shared garden
-  On-street parking
-  EPC Band - D
-  Council Tax Band - C



Description

Internally, the property is presented in a move-in condition while briefly comprising of; welcoming entrance hallway with a handy storage cupboard, bright and spacious lounge (currently used as a bedroom) with a lovely leafy outlook, closet offering study space, Edinburgh press cupboard and stunning cornicing, fully-fitted kitchen/diner with a range of freestanding white goods, breakfast dining bar and tiling in splash areas, double bedroom with a pleasant dual-aspect outlook, bathroom with an over-bath rainfall shower, and a separate two-piece W/C.

Further benefits include a secure door entry system, gas central heating and single glazing throughout.



Extras

Selected fixtures and fittings, including; freestanding cooker, washing machine and dishwasher, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

To the side of the property is a mature and well-maintained shared garden for residents to enjoy. For the car owner, there is ample on-street permit/meter parking available to accommodate both residents and visitors alike.

Viewing

By appointment through Neilsons 0131 625 2222.





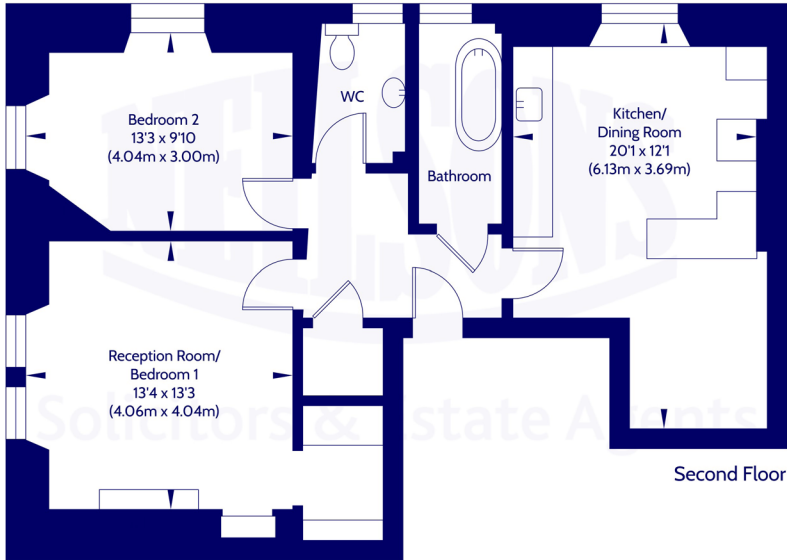
Location

The property is located in Edinburgh's iconic New Town, with its famous cobbled streets, spectacular architecture and superb amenities. There are a wide variety of cafes, shops and restaurants on the doorstep and the heart of the city and all the fantastic facilities therein are only a short walk or bus ride away. Both Princes and George Street are within close proximity together with the recently completed St Andrew's Quarter, which houses a fabulous range of popular High Street Retailers, including a large John Lewis. The trendy neighbouring district of Stockbridge has a weekly Sunday market and is home to many popular bars and restaurants. There are a variety of beautiful green spaces within walking distance including The Royal Botanical Gardens and Inverleith Park, together with pleasant walks along the Water of Leith towards the Dean Galleries.





Approx. Gross Internal Floor Area 66.79 Sq M / 719 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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