

SIMPSON & MARWICK



11B Fettes Row, New Town, Edinburgh, EH3 6SE



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EPC: C
Council Tax F

Excellent, generously proportioned main door garden & lower floor apartment with 2/3 double bedrooms, in sought-after location



- Generously proportioned sitting/dining room
- Modern kitchen with direct garden access
- Spacious main bedroom with study off
- Further double bedroom
- 2 shower rooms
- Versatile box bedroom
- Excellent storage cupboards throughout
- Zoned parking
- Private rear garden & shared areas
- Gas central heating

11B Fettes Row forms part of the garden and lower floor level of an impressive 'B' Listed building, this superb flat has the benefit of a private garden to the rear with a shared garden beyond. Located in Edinburgh's highly sought after New Town in an attractive residential street which lies within easy walking distance of all the various amenities of the City Centre.

The spacious accommodation comprises on the garden level - entrance vestibule and hall with excellent storage, a shower room with wet floor, a most impressive sitting room with superb sash & case windows, cornicing and a dining recess. A stylish kitchen with direct access to the rear garden and a spacious main bedroom with study room off completes the garden level. The accommodation continues to the lower floor with a most spacious bedroom with excellent storage, a modern shower room and a versatile box bedroom. Simpson & Marwick anticipate this property will be a popular choice for many, so early viewing is highly recommended.

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 the exclusive Multrees Walk. In addition there are leisure facilities at the Omni Centre which includes a multi-screen cinema, a Nuffield Health Fitness & Wellbeing Gym 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 Craigleith Shopping Park close to Blackhall. The green spaces of The Royal Botanic Gardens, Inverleith Park and the Water of Leith Walkway are also nearby. Waverley and Haymarket rail stations and St Andrew Square bus station are all easily accessible, there are regular bus links throughout the city, and an express bus and tram running from the West End to Edinburgh International Airport. Excellent schools in both the state and private sectors are within easy reach.

Fixtures and Fittings

Kitchen appliances - slimline dishwasher, double oven, extractor hood, gas hob, fridge, freezer and washing machine are included in the sale along with all fixtures and fittings.

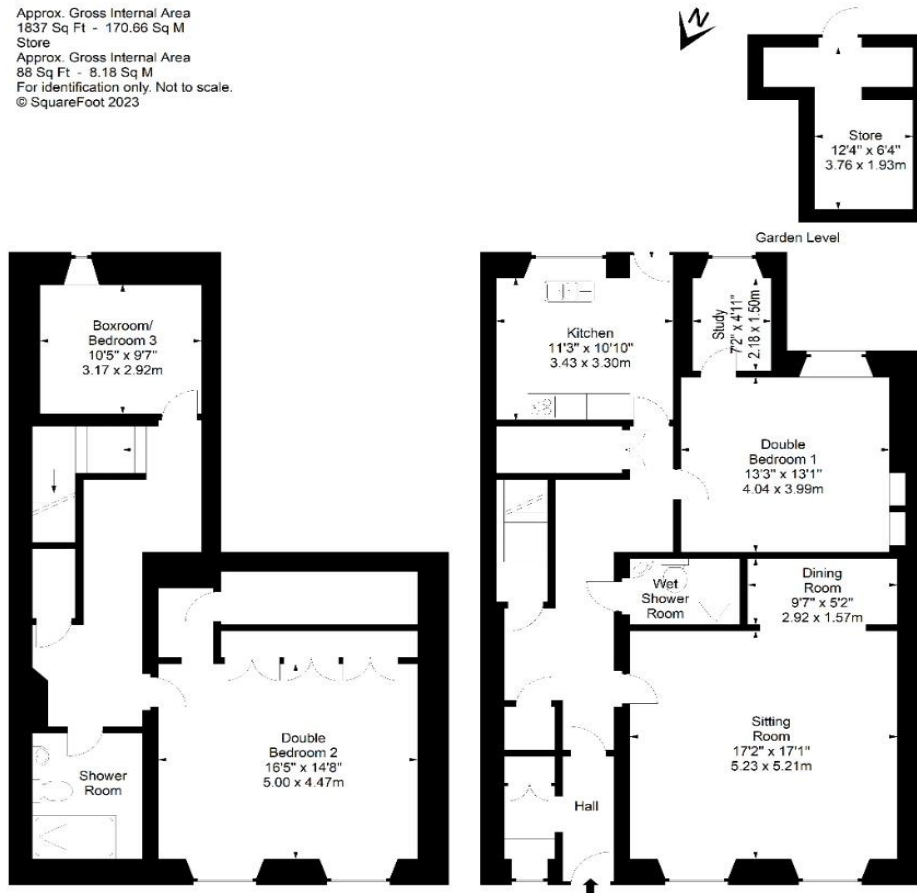
Viewing Details

By appointment telephone Simpson & Marwick



SIMPSON & MARWICK

Approx. Gross Internal Area
1637 Sq Ft - 170.66 Sq M
Store
Approx. Gross Internal Area
88 Sq Ft - 8.18 Sq M
For identification only. Not to scale.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		