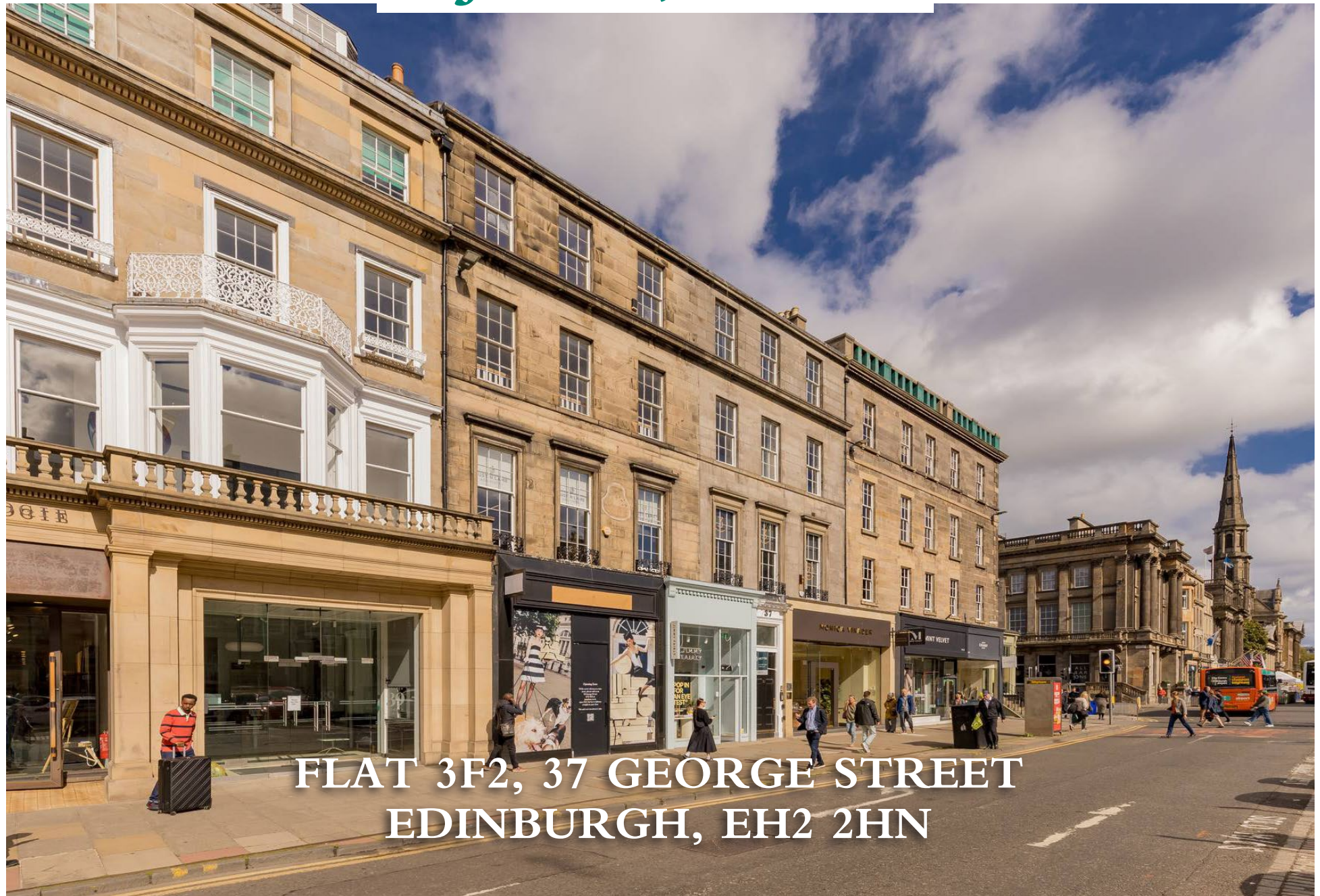


M. J. Brown, Son & Co.



FLAT 3F2, 37 GEORGE STREET
EDINBURGH, EH2 2HN

OFFERS OVER £495,000 ARE INVITED

HOME REPORT VALUE £525,000

Situated in Edinburgh's most prestigious and popular central street surrounded by outstanding amenities, this is an exceptional top flat with spectacular views from the rear towards the River Forth and beyond. The flat with this prime George Street address, has all the benefits of city centre living and is situated on the north side of the street between Hanover Street and Frederick Street and due to its exceptional location benefits from an outstanding range of local hotels, fashionable bars, popular restaurants, unique and unusual shops and coffee bars and cafes in the immediate surrounding area. Not only is the flat surrounded by outstanding amenities, it has excellent travel links being a short distance from Princes Street with many buses and tram connections there, and only a short walk from Waverley train station with connections to all parts of the country.

Stockbridge is a short drive away with a further selection of outlets and also the new St. James Quarter and St. Andrew Square are very close to this property. The tram referred to connects with Edinburgh International Airport and also to Leith, and for outdoor pursuits the property is accessible for Queen Street gardens and also for the Royal Botanical Garden, Inverleith Park and the Water of Leith walkway which are all within easy reach. There are art galleries in the area and sports clubs and Edinburgh Castle and the Royal Mile are within easy reach of the property.

This impressive property was built over 200 years ago and comprises spacious accommodation on the top floor. The spacious accommodation on the top floor comprises a welcoming entrance reception hall leading to the main apartments. There is an elegant drawing room/lounge and three bedrooms, two of which have facilities. There is a family bathroom and the kitchen is spacious. Although the property requires some modernisation it offers spacious living in a very central location. The flat has the benefit of full gas central heating and views at the rear, and this is one of the finest examples of Georgian architecture which retains much of its original character with astragalled windows at the front and fine decorative plaster work.

The flat is approached from the street by a secure outer door with an entry phone system serving the block and with a carpeted stair with wooden banister leading to the top floor where the subjects are found through the last door on the landing.

The accommodation in the top flat comprises:-

Entrance Reception Hall

A solid timber door opens into a most impressive reception hall which due to its spacious area is also used as a dining hall. It is lit by a beautiful cupola which provides light to the whole area and the entrance hall opens into the main rooms in this fine property. Fitted carpet. Three radiators. Three power points. There is a cupboard for storage and a raised storage area and also an upper storage area reached from this cupboard. The entry phone handset is located at the entrance door and there is a high level box with the electrics.

Lounge/Drawing Room

A magnificent formal reception room with window looking out to the rear towards the River Forth, Fife and beyond. Polished wooden floor. Window seat at the sash and case window at the rear and curtains. Three radiators. Two wall cupboards annexed with shelving. Four power points. Centre light fitting. The focal point is the fireplace with marble mantel and tiled hearth and this handsome room has a bow-ended wall on entrance with curved mock door and a panelled door leading into the hall. Well preserved carved cornice work can be seen in this room.

Kitchen

Quietly located to the rear of the property with views again to the River Forth and Fife. The kitchen has wall and base units, sink unit and drainer and the control for the heating. Radiator. Eight power points plus appliance points. The hob and double oven are integrated and there is a tiled floor and dado panelling. Useful pulley included.

Bedroom No. 1

A well proportioned and spacious double bedroom with two astragalled windows facing the front looking towards George Street with views of the Castle and working shutters. Polished wooden floor. Radiator. This room benefits from fine well preserved cornice work and a centre light. Excellent wardrobes extend the length of one wall with storage and hanging space and with mirrors. There is a further shelved cupboard. Six power points. Access to en suite shower room.

En Suite Shower Room

With shower in shower compartment, WC, wash hand basin and mirror.

Bedroom No. 2

Also with polished wooden floor and single astragalled window looking towards George Street with working shutters. Window seat. Two radiators. Wall cupboard with shelving. Five power points. Access to en suite WC.

En suite WC

With wash hand basin and tiled floor.

Family Bathroom

With corner bath, WC and wash hand basin. There is also a shower within a shower compartment and the floor is tiled for ease of maintenance. There are three cabinets with lighting and mirrors and a heated towel rail/radiator.

Bedroom No. 3

With the window to the side of the property and fitted carpet, this room is divided with a raised area with circular staircase leading up to this platform. Radiator. This room is fitted out with shelving and could form a study/office within the property.

EPC

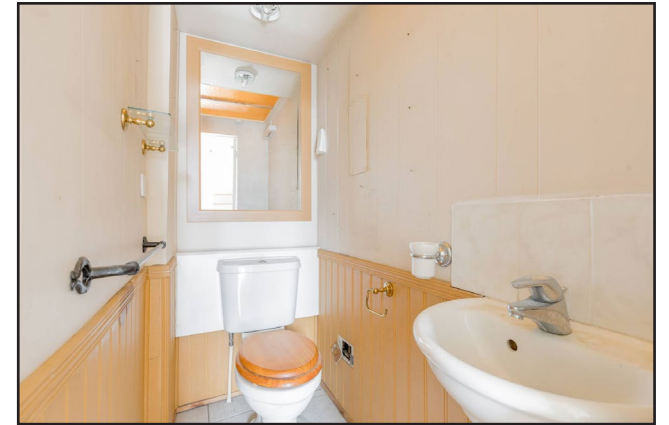
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Seller

Dr. John M. Trail

Viewing

By appointment with Solicitors M.J. Brown, Son & Co - Tel: 0131 332 1200.





M. J. Brown, Son & Co

SOLICITORS & NOTARIES, ESTATE AGENTS

"Dean Bank Lodge", 10 Dean Bank Lane
Edinburgh EH3 5BS

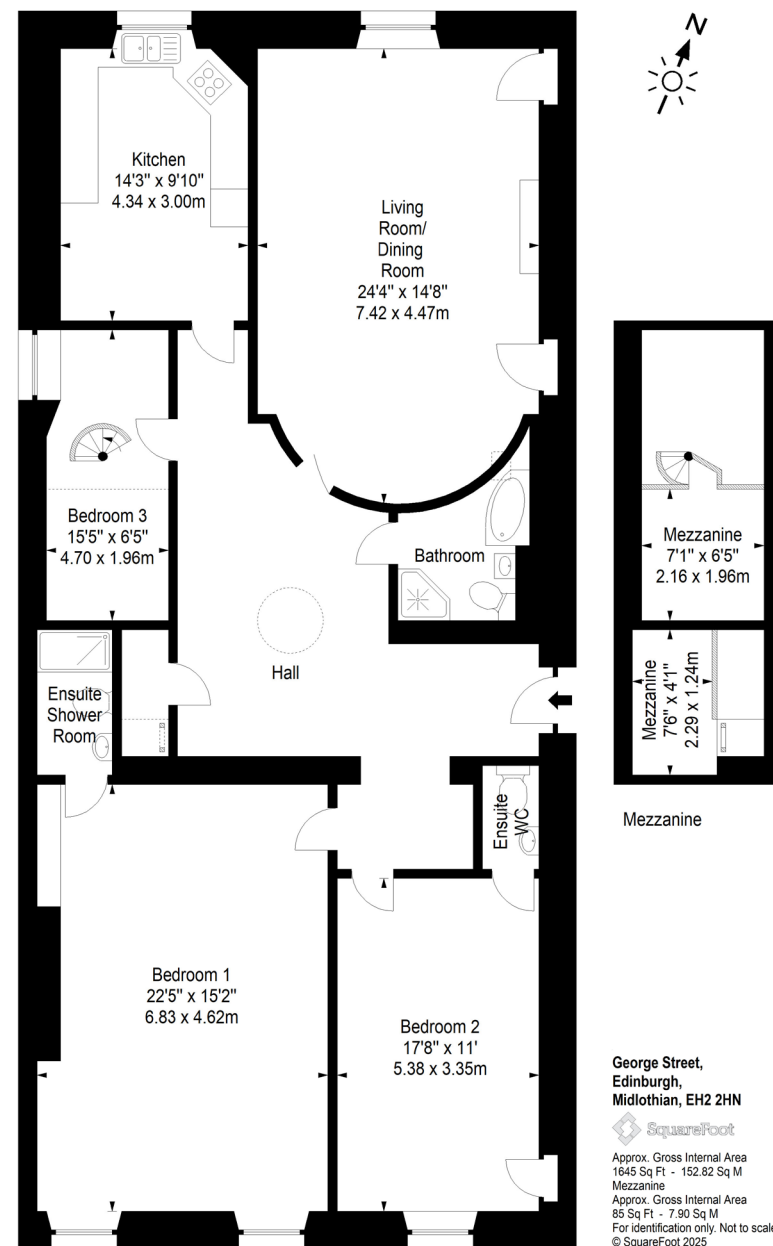
Telephone 0131 332 1200 Fax 0131 332 4809

E-mail: jmat985725@aol.com DX ED. 122

Anyone wishing to note interest in the property should contact their solicitor in order that they may be informed of any closing date which has been fixed.

The above particulars are believed to be correct and room sizes are approximate and should not form part of any missives. No items are warranted.

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Third Floor