SIMPSON
& MARWICK

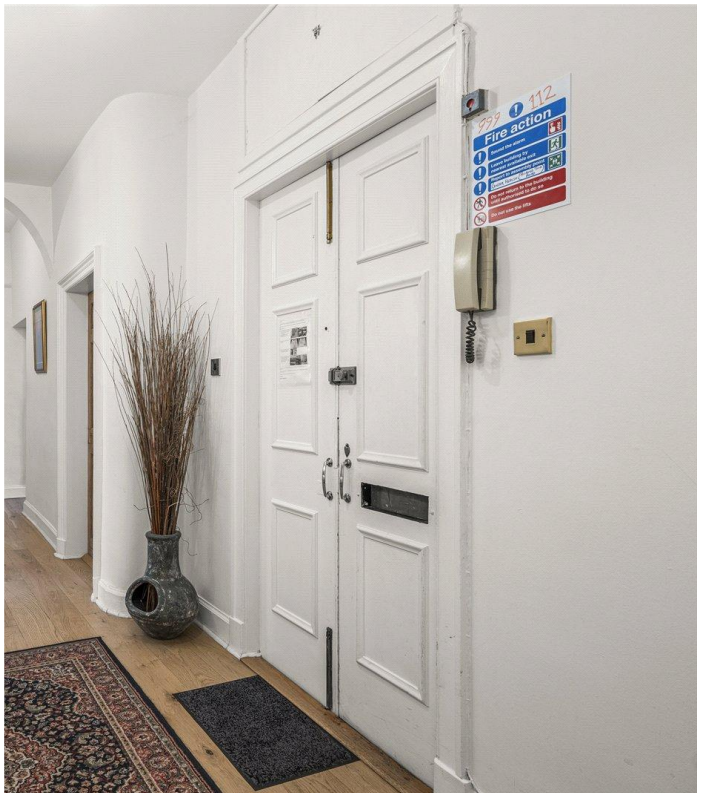


13/1 Frederick Street, New Town, Edinburgh, EH2 2EY

3 3 1

EPC: C (69)
Council Tax - G

Stylish and spacious three-bedroom apartment in New Town with stunning Castle views.







- First floor flat
- Three bedrooms
- En-suite shower room
- Permit parking
- Gas central heating
- Double glazing
- Well-presented condition
- Spacious public room
- Modern kitchen
- Secure entry system

Nestled in the heart of New Town, this exceptionally well-presented three-bedroom apartment provides a desirable home, investment opportunity, or short-term let option. Situated on the first floor, the property offers easy access via a door entry system. Upon entering, the welcoming hallway leads to a bright public room that invites comfort and easy living with exceptional castle views. Complementing this space are three generously sized bedrooms, two of which includes an en-suite shower room, ideal for privacy and convenience. The flat also features a contemporary kitchen equipped for culinary enthusiasts and a well-fitted bathroom to complete the accommodation.



This property benefits from double glazing throughout, providing noise reduction and energy efficiency. The heating system is powered by gas central heating, ensuring a warm ambiance during colder months. Although there is no garden space, local parks are easily accessible thanks to the convenient location. Parking is straightforward with a permit available. Given its excellent condition, this flat is ready for immediate occupancy and offers a smart investment in a sought-after district. It has been successfully operating as a short-term let property with all the correct licensing, offering an appealing opportunity for investors. Alternatively, it can be sold as an ongoing interest with introductions made to the current management company if a buyer desires to operate the property as a short-term let. For those interested in private ownership, it is simply a straightforward sale.





Location

The New Town area of Edinburgh is renowned for its elegant Georgian architecture and vibrant atmosphere. With close proximity to City Centre amenities, residents enjoy a wealth of cultural sites, dining options, and boutique shopping just a short walk away. Well-placed for public transport, this location provides easy access to all that Edinburgh offers, making it an ideal spot for modern urban living.



Fixtures and Fittings

All blinds, curtains, and light fittings are included in the sale of this property and that the property is being sold as seen.

Viewing Details

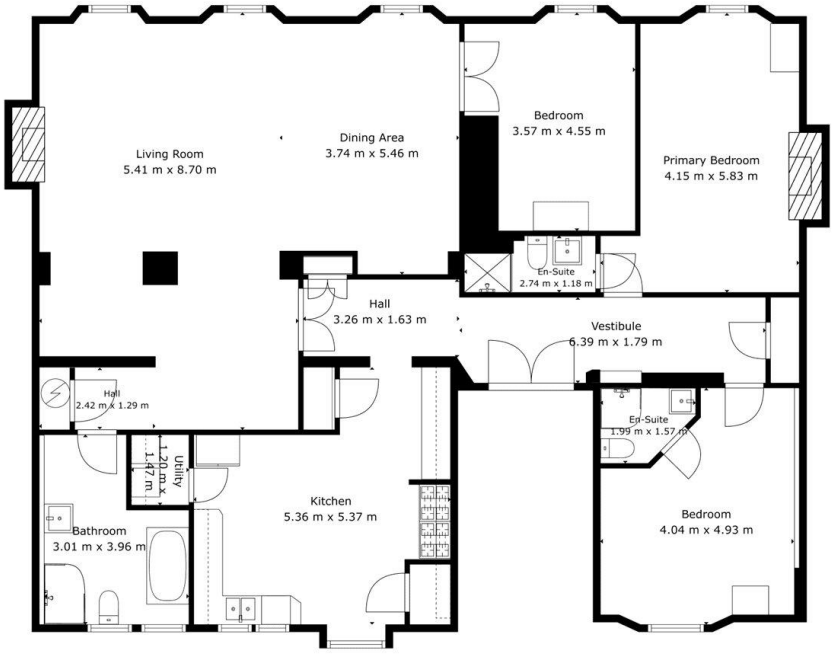
By appointment contact Simpson & Marwick

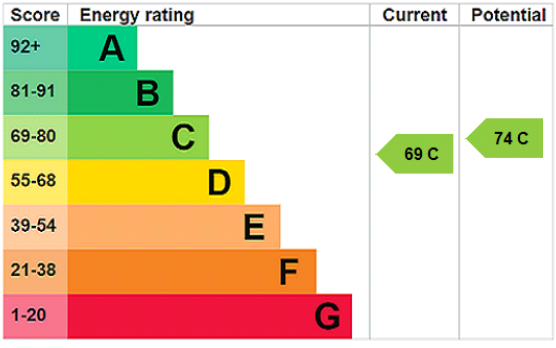
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Approx. Gross Internal Area:
1991.32 Sq Ft (185 Sq M)

For Identification purposes only. Not to scale.





Simpson and Marwick

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