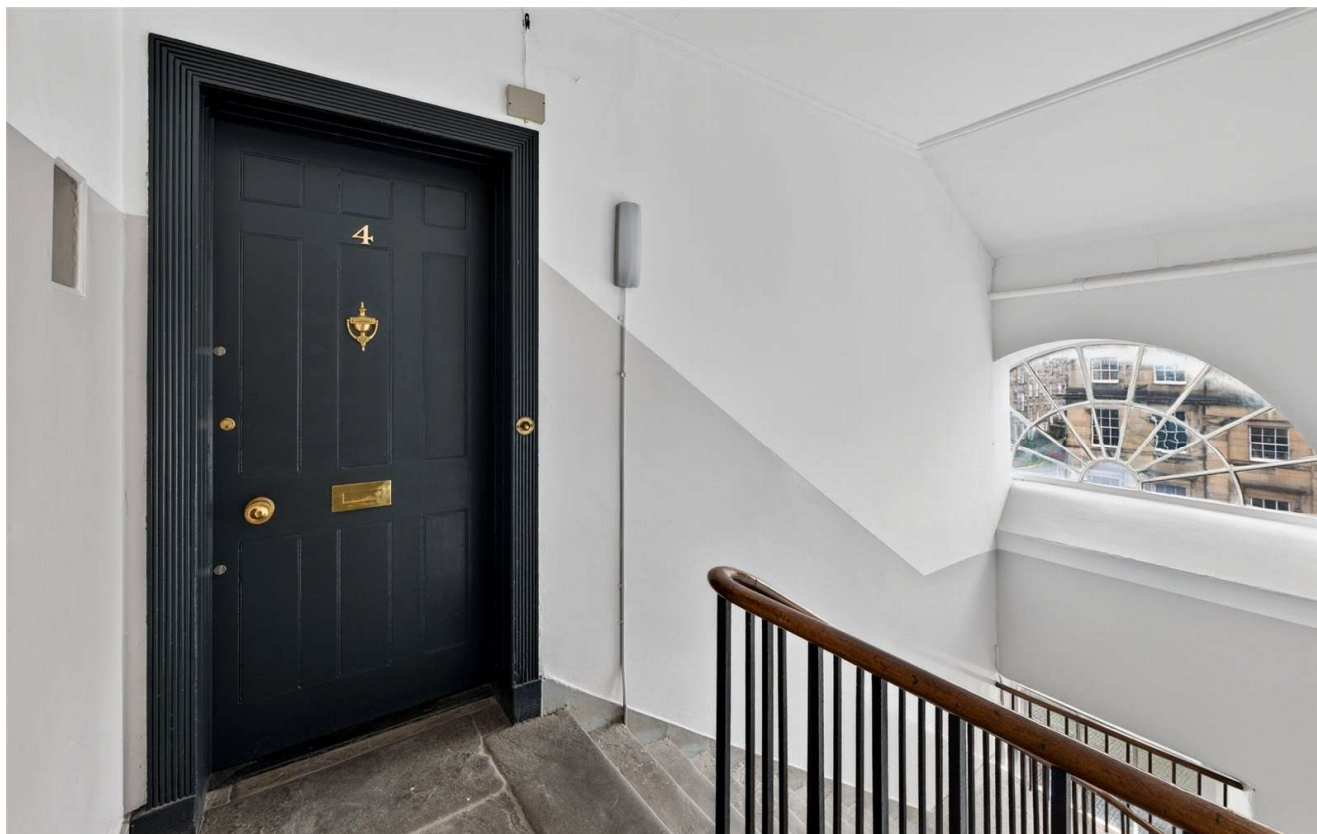


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**4/4 Great King Street, New Town,
Edinburgh, EH3 6QL**

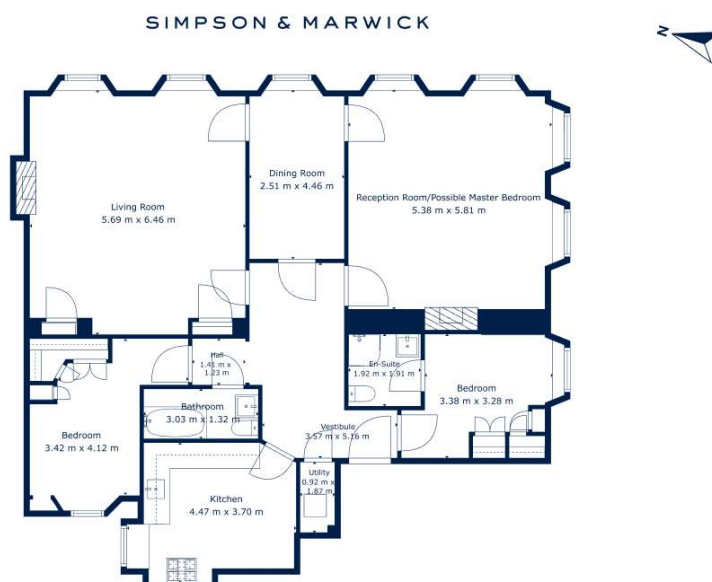
Occupying a prime position within Edinburgh's prestigious New Town, this exceptional top floor corner flat forms part of an elegant Category A Listed Georgian building and enjoys outstanding views over the beautiful Drummond Place Gardens.

Accessed via a secure door entry system and an impressive communal stair with sweeping staircase, the property offers a wonderfully flexible layout extending to approximately 1,658 sq. ft. The welcoming reception hall benefits from excellent natural light and useful storage. The magnificent living room enjoys uninterrupted views across the gardens and is centred around a grand fireplace, creating a superb formal entertaining space. The adjoining dining room also benefits from the leafy outlook and offers excellent versatility, with potential to be used as a study or home office if desired. Beyond this lies a stunning south-facing corner reception room with an elegant fireplace and panoramic views. This impressive room provides a superb second living space but could equally be used as a generous principal bedroom, depending on a purchaser's requirements.

The stylish kitchen is fitted with a range of units and incorporates integrated appliances, an Aga cooker and Belfast sink. The property further benefits from two generous double bedrooms, both featuring built-in wardrobes, with one enjoying a contemporary en-suite shower room. A well-appointed bathroom completes the accommodation and comprises a white three-piece suite with shower over the bath. Further benefits include gas central heating, permit and metered parking nearby, and the rare advantage of ownership rights to the beautifully maintained private gardens of Drummond Place, located directly opposite the property.

Location

Located in the heart of Edinburgh's historic New Town, Great King Street is one of the capital's most sought-after residential addresses. The property is ideally positioned within easy walking distance of the City Centre's extensive amenities, including an excellent selection of restaurants, cafés, boutiques and cultural attractions. The area benefits from superb transport links, including nearby tram and bus services, while the open spaces of the Royal Botanic Garden, Inverleith Park and the private Drummond Place Gardens provide excellent opportunities for recreation and leisure.



EPC: C (73)

Council Tax - G

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