

COULTERS[©]

6 2F1 DRUMSHEUGH PLACE

WEST END, EDINBURGH, EH3 7PT

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

This beautifully presented flat is a particularly attractive example of a traditional Edinburgh home, combining elegant period features with a stylish and comfortable modern finish. Set in the sought-after West End, the property enjoys generously proportioned rooms, high ceilings and an abundance of natural light. A large and welcoming hallway creates an immediate sense of space on entering the property and provides excellent access to the accommodation.

KEY FEATURES



Exceptionally bright and stylishly presented Georgian flat.



Two generous double bedrooms.



Superb views across Randolph Crescent and the attractive gardens



All amenities within close proximity.



Located in Edinburgh's highly desirable West End.



Permit parking available.



EPC Rating - C



Council Tax Band - F





The impressive sitting room is a wonderful reception space, with a striking bay window providing a bright and airy setting for both relaxing and dining. The generous proportions allow for a clearly defined dining area, creating an excellent space for entertaining and everyday living. The room retains a wealth of period character, including ornate cornicing and an elegant feature fireplace.

The well-appointed kitchen has been thoughtfully designed with a good range of contemporary white cabinetry, timber-effect worktops and integrated appliances. A window to the rear brings natural light into the space, while the excellent storage and worktop provision make this a practical and attractive kitchen for everyday use.





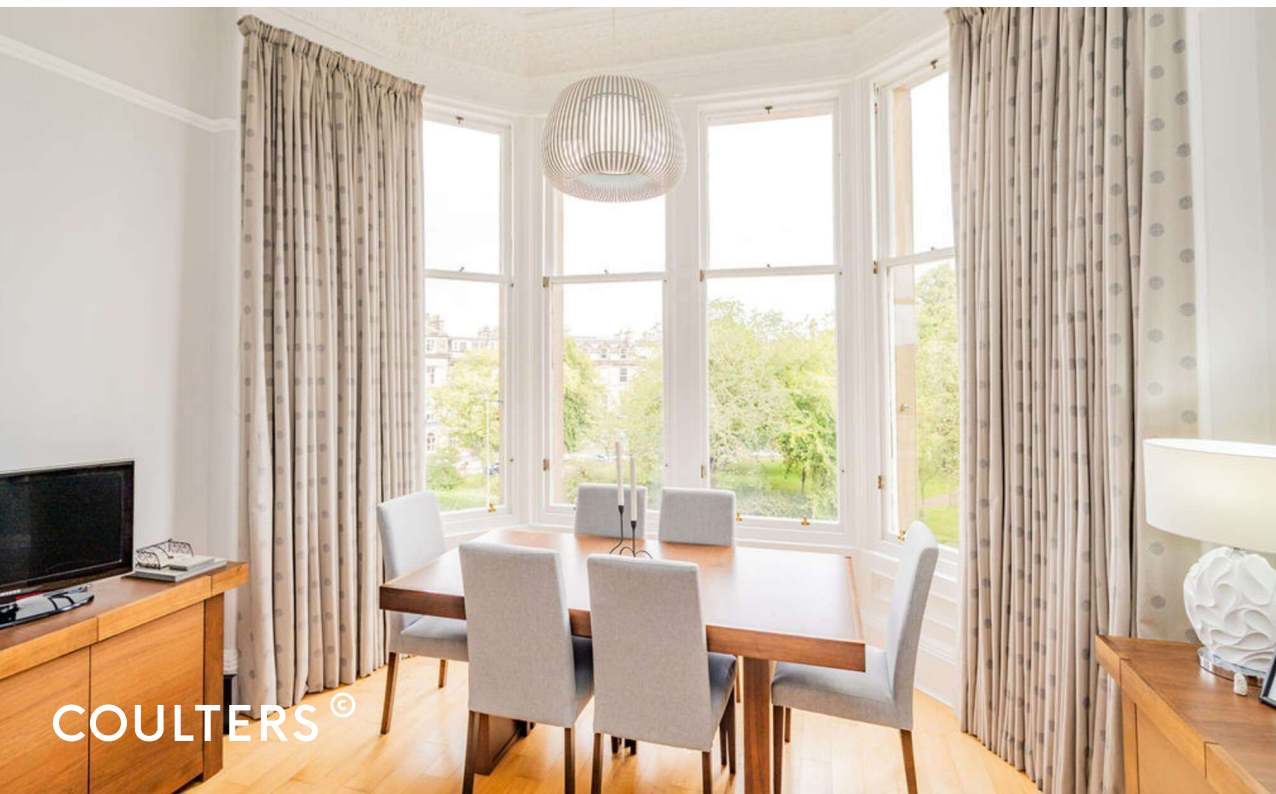
THE LOCAL AREA

Drumsheugh Place is positioned within Edinburgh's UNESCO World Heritage Site and the New Town Conservation Area. The immediate surroundings offer an enviable balance of peaceful residential living and exceptional city convenience. Just moments from the property are the cafés, restaurants, wine bars and independent businesses of William Street, Stafford Street and Queensferry Street, while the cosmopolitan amenities of Princes Street and George Street are all within a comfortable walk.

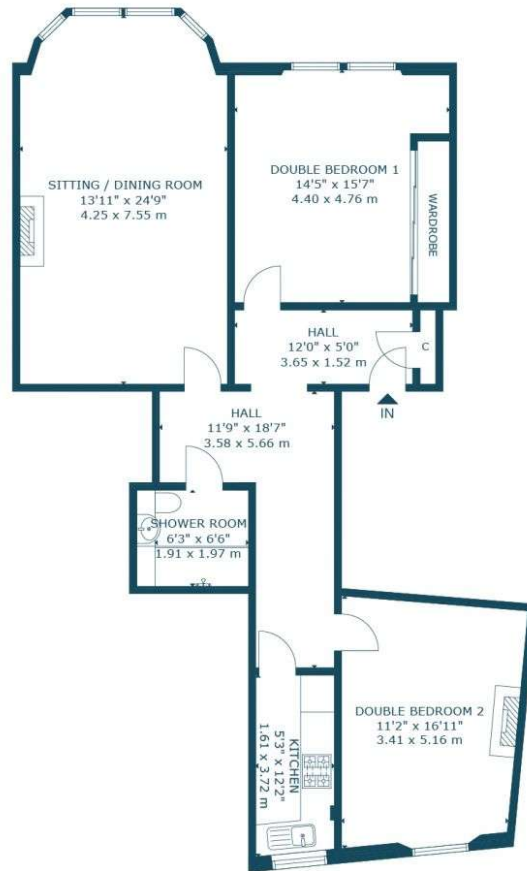
Residents also enjoy easy access to the picturesque Water of Leith Walkway, Dean Village and popular Stockbridge, where an excellent selection of independent boutiques, cafés and the popular Sunday Market can be found. Haymarket Station, Edinburgh Trams and numerous bus services are all nearby, offering excellent transport links throughout the city and direct connections to Edinburgh Airport.

EXTRAS

All curtains, blinds, fitted flooring coverings, integrated appliances and washing machine are included in the sale price. Other items may be available subject to separate negotiation.







SECOND FLOOR

6 2F1 DRUMSHEUGH PLACE, EDINBURGH, EH3 7PT
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,141SQ FT / 106 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.