



1/3 Nelson Street
NEW TOWN | EDINBURGH | EH3 6LF

warners
solicitors & estate agents



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Nestled on a quiet street in the heart of the opulent Georgian New Town, a UNESCO world heritage site is this spacious second floor apartment. Set in a handsome tenement the property can apply for access to Queen Street Gardens, situated seconds away on payment of a modest annual fee. The city centre is a short stroll away with excellent cafes and restaurants on your doorstep.

The accommodation comprises a welcoming and wide entrance hallway, beautifully finished with Caledonian Blackwood flooring that continues seamlessly into the stunning twin-windowed lounge, where a feature fireplace and generous dining space create an inviting setting for both relaxing and entertaining. The property further benefits from a contemporary kitchen with attractive units, two large double bedrooms, both with built-in wardrobes, and is completed by a luxury shower room.

- Fine Georgian apartment in the heart of the New Town
- Moments from the city centre and Stockbridge
- Immaculate move-in condition
- Welcoming hallway with deep storage cupboard
- Bright twin windowed lounge with dining space
- Contemporary kitchen with attractive units
- Two large double bedrooms
- Stylish shower room
- Gas central Heating

Annual Stair Cleaning fee is approximately £130.

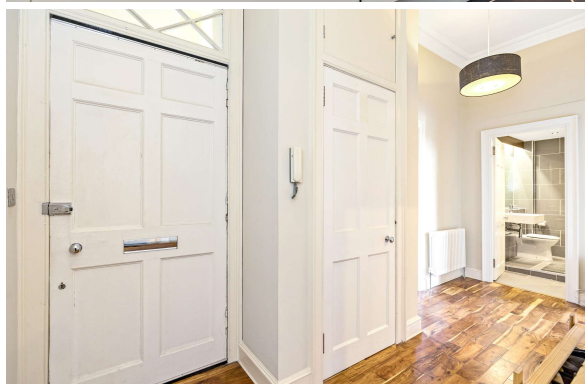
Energy Rating C, Council Tax Band E.

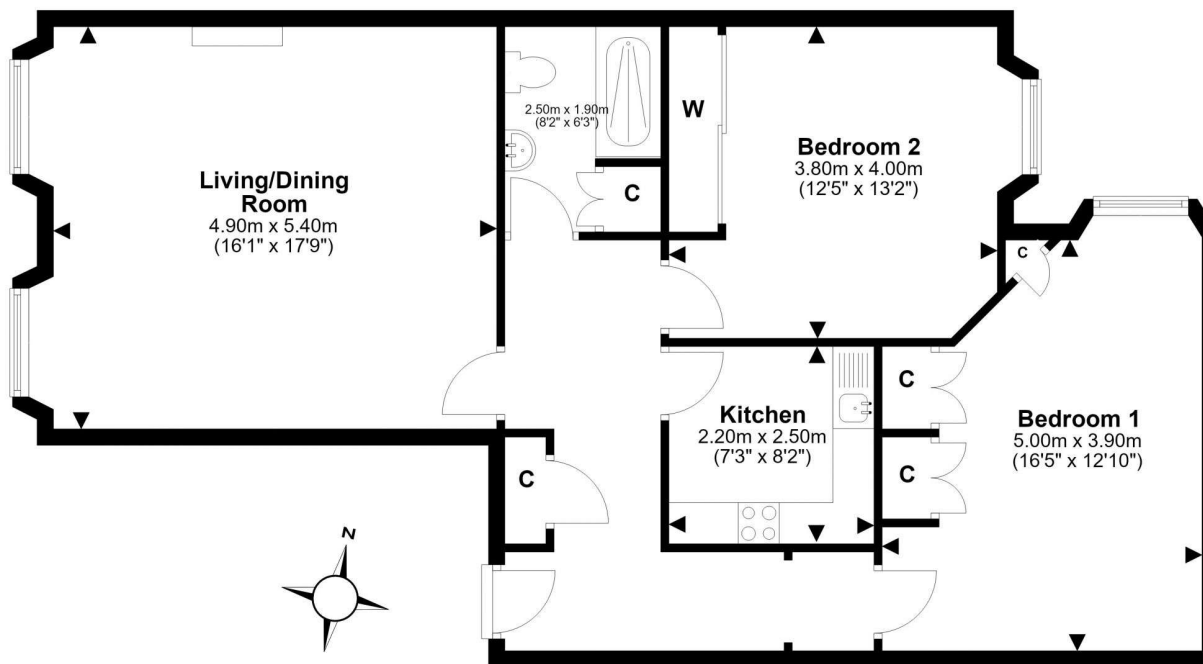
All fixtures, fittings, lounge curtains, fitted kitchen appliances, fridge freezer, microwave, dishwasher and washer/dryer in the shower room closet will be included in the sale.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The subjects are located in the highly desirable New Town area of Edinburgh, which lies within the city centre boundary. Edinburgh is one of Europe's most beautiful and cultural cities, with fine architecture and a combination of elements which make it truly unique. There is a superb range of shopping outlets on hand to cater for all needs, with Princes Street itself just a ten minute stroll away. Leisurewise the choice is quite exceptional, as one would indeed expect from a major international city. The new and architecturally arresting central business district and conference centre are also within easy reach, displaying the names of some of the top corporate nameplates around. The property is also close to the site for the Scottish Parliament. Schooling is well represented from nursery to senior level, both in the public and private sectors. An efficient public transport network operates to most parts of the town and surrounding area. The city bypass and main motorway networks are also within easy reach.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.