



28/6 Barony Street,
Edinburgh EH3 6NY



Beautifully presented 2 bedroom 2nd Floor Flat

 2 Bed  1 Bath  1 Reception

A beautifully presented two bedroom flat in the popular New Town in Edinburgh. The property is positioned on the second floor of a traditional tenement building and is accessed via a secure entry-phone system. To the front is a bright south-facing sitting room with sanded and varnished wooden floor, working window shutters, fireplace and cornice work. Also to the front is the second of the two double bedrooms. Off the hallway are the stylish bathroom and the modern fitted kitchen which is well-equipped with induction hob, electric oven, washing machine, dishwasher and fridge/freezer. Quietly positioned to the rear is the principal bedroom. The property is in excellent decorative order throughout and has been completely rewired and wired internet installed and further benefits from gas central heating and access to a shared rear garden.

Features

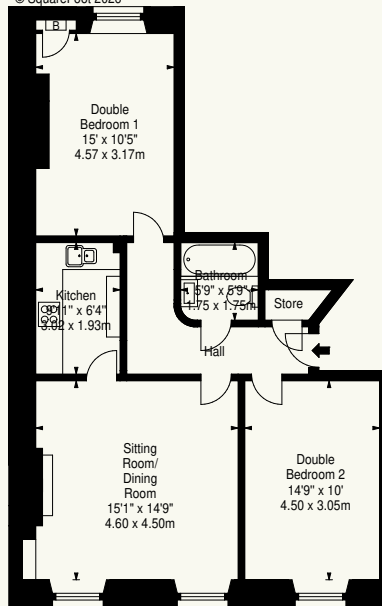
- Central location
- Well-presented throughout
- Bright south-facing sitting room
- Two double bedrooms
- Stylish bathroom
- Modern, well-equipped kitchen
- Gas central heating
- Shared garden
- Secure entry-phone system
- EPC Rating C

Offers Over £345,000

Barony Street,
Edinburgh,
Midlothian, EH3 6NY



Approx. Gross Internal Area
70 Sq M - 753.47 Sq Ft
GIA supplied by vendor.
For identification only. Not to scale.
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Second Floor



Located in Edinburgh's prestigious World Heritage Site of the Georgian New Town, Barony Street is only a few minutes walk from the retail and commercial centre of Edinburgh in George Street, Princes Street, St James Quarter, and a short journey from the West End commercial district. The property enjoys all the benefits of city centre living with a wide variety of shops, bistros and restaurants. Waverley Train Station and St Andrew Square

Bus Station are also easily accessible. Nearby tram stops on Picardy Place and St Andrew Square provide a direct link to Edinburgh International Airport. The open spaces of the Royal Botanic Gardens, Inverleith Park and the Water of Leith are all within short walking distance. There are excellent local schools on the north side of the City both in the state and private sectors.

FOR VIEWING:

Sunday, 2:00pm - 4:00pm or by appointment

Contact Lindsay's on:

☎ 0131 229 4040

✉ edinburghproperty@lindsays.co.uk

🌐 property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsay's as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.