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129/5 (3F1), Rose Street, Edinburgh, EH2 3DT

Beautifully Presented Two-Bedroom, Third-Floor (Top) Flat

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Property Description

Light and beautifully presented two-bedroom, third-floor (top) flat, forming part of a period stone-built tenement. Located in the New Town area, on one of the most vibrant streets of Edinburgh city centre.

Comprises an entrance hallway, a living/dining room, kitchen, a double bedroom, a single bedroom, and a shower room.

Positioned between the iconic thoroughfares of Princes Street and George Street, an ideal base in the heart of the city. Tastefully finished throughout, including a modern fitted kitchen and bathroom, skylight windows, and gas central heating.

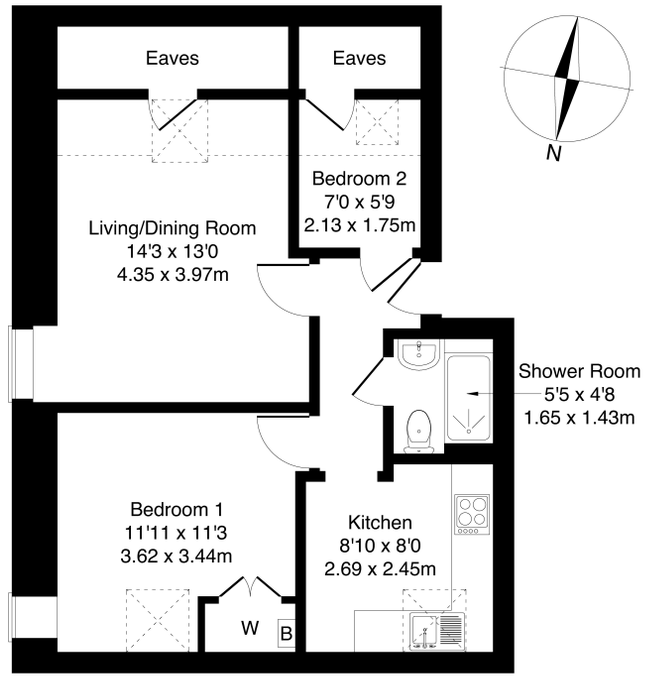
Additionally, it features contemporary flooring, spotlighting, superb storage including eaves spaces, and a secure entry system. Furnishings available by negotiation, offering a turnkey opportunity for the new owner. The property benefits from a current Short-Term Rental (STR) Licence already in place.

The entrance hallway provides access to all areas of the property and features recessed spot lighting, modern wood-effect flooring and a secure entry handset. To the front, the generously proportioned lounge offers ample space for both lounge and dining furniture, enjoying excellent natural light from a large skylight window and benefiting from useful eaves storage. To the rear, the bright fitted kitchen comprises a range of wall and base units with complementary worktops, a stainless steel sink with drainer, washing machine, fridge/freezer and an integrated oven with gas hob.

Also positioned to the rear is a spacious double bedroom featuring a built-in wardrobe and carpeted flooring. The second bedroom is situated to the front and provides versatile accommodation, ideal for use as a guest bedroom, home office or study, with carpeted flooring and a door leading to further eaves storage. Completing the accommodation is a bright, modern shower room comprising a two-piece suite, large shower cubicle, ladder-style radiator and contemporary wall panelling.

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Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

New Town is a superb central location offering a diverse choice of local amenities including cafés, bars and restaurants, alongside the city's main attractions such as George Street, Princes Street and its gardens, museums, and galleries. As part of the Edinburgh UNESCO World Heritage Site, the area features impressive Georgian townhouses, cobbled streets and exclusive gardens. Extensive high-street shopping is available on both Princes Street and George Street, with multiple supermarkets conveniently located around the city centre, including a Tesco Superstore on Broughton Road and a Waitrose at Comely Bank. The Omni Centre features a multi-screen cinema and a health club, while Bannatyne's Gym is located on Queen Street. The newly refurbished St James Quarter offers many high-street names, restaurants, gyms, and multi-screen cinemas. This highly desirable area is within close reach of Waverley Station and benefits from convenient public transport links throughout the city, including the direct tram service to the Airport and Newhaven from Picardy Place.



















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