

7 (3F3) St Vincent Street

New Town, Edinburgh, EH3 6SW

VMH ESTATE AGENTS







Stunning 3rd floor flat in the highly sought-after New Town area

- Bright twin-windowed sitting room
- Modern kitchen/dining room
- 2 double bedrooms
- Further bedroom 3/home office
- Family bathroom with white suite
- Shower room
- Extensive roof works completed 2025
- Stunning shared walled garden
- On-street permit parking
- Double glazing & gas central heating

Offers Over : **£510,000**

F C Freehold

Further information can be found in the home report.

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About the Property

Stunning top floor apartment with excellent views to the Firth of Forth, presented in walk-in condition and forming part of a traditional Georgian building in the highly sought-after New Town area.

The accommodation consists of, a bright and spacious sitting room with wood burning stove, large sash & case windows, period cornicing and sanded floors. The modern kitchen/dining room was refitted in 2021 and bedroom 1 is a well-proportioned room overlooking Circus Lane and St Stephen's Church, with views across to Fife. There is a further double bedroom, a 3rd bedroom/home office, bathroom and shower room. In addition, there are working shutters in all rooms except the bathrooms and there is slimlite double glazing throughout. Please note, extensive roof works were completed in 2025.

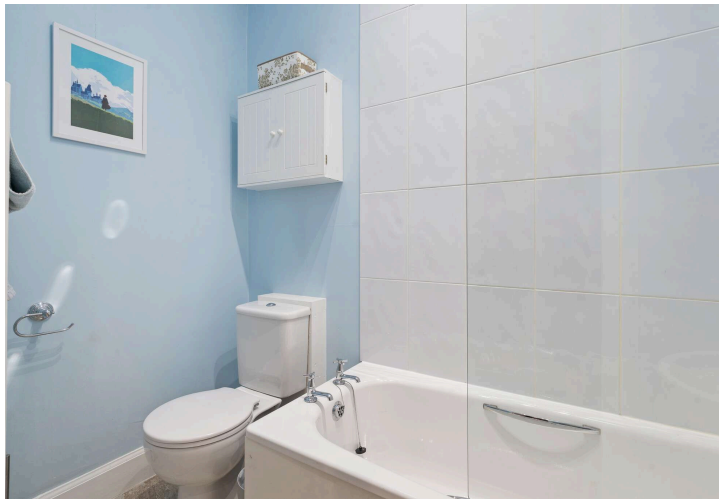
Externally the walled shared garden has been beautifully maintained (jointly owned by the 6 flats on the stair). There is external storage with a secure under-stair cupboard in the communal hallway and a dry-lined cellar off the front courtyard. The new owner is eligible for key access to the private Queen Street Gardens, application process and annual fee applies.

Extras

All fitted floor coverings, blinds, curtains and light fittings along with integrated - dishwasher, washer/dryer, extractor hood, oven and gas hob are included in the sale.









Location

The New Town is a UNESCO World Heritage Site in the heart of Edinburgh. A cosmopolitan range of shops, bars and restaurants are within easy reach in the city centre include Harvey Nichols, Multrees Walk and St James Quarter.

The popular area of Stockbridge is within a short walk and offers a range of speciality shops, deli's, bistros and popular bars. For larger shopping facilities, there is a Tesco at Canonmills and a Waitrose in Comely Bank. The green spaces of The Royal Botanic Gardens, Inverleith Park and the Water of Leith Walkway are all nearby. Waverley Rail Station and St. Andrew Square Bus Station are easily accessible as is the tram network which runs through the city centre to the airport.

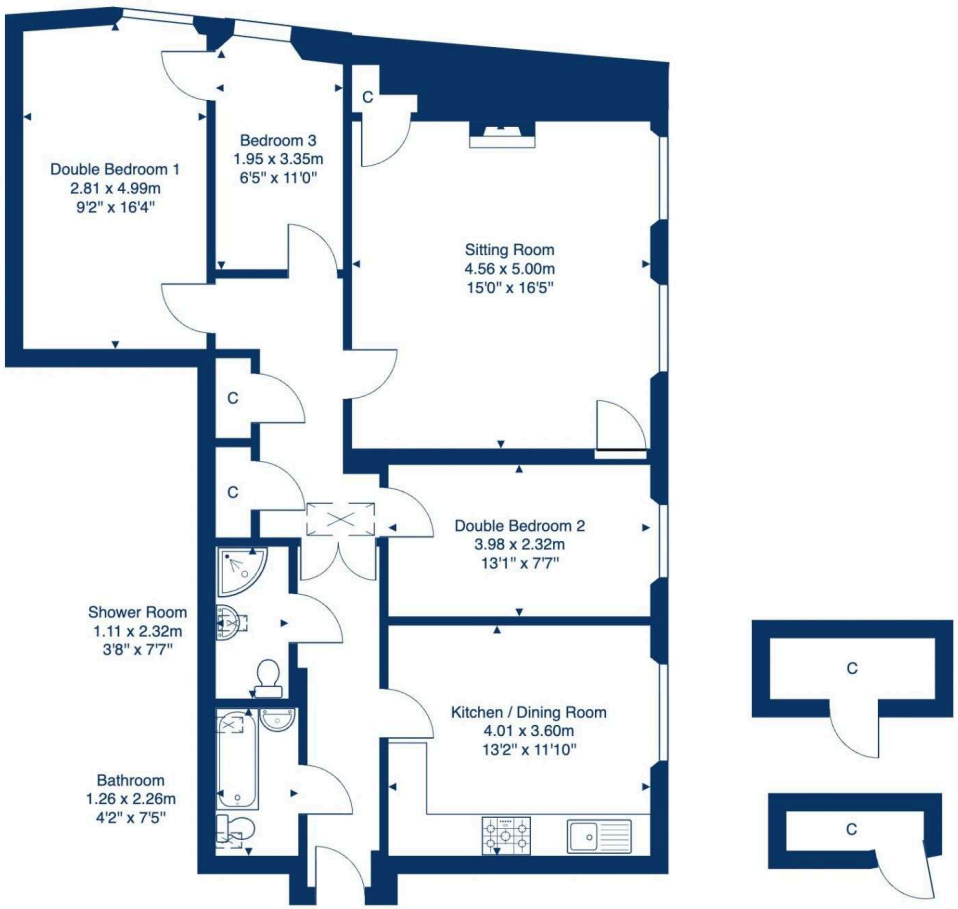






Floor Plan

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Third Floor

Total Area: 95.5 m² ... 1028 ft²

All measurements are approximate and for display purposes only.

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