



lindsays

6/4 Perth Street
New Town, EH3 5DP

"An enviably located two bedroom flat in the New Town"

- Excellent New Town location
- Many amenities nearby
- Traditional second floor flat
- Bay windowed sitting room
- Dining kitchen
- Two double bedrooms
- Bathroom
- Box room
- Gas central heating

EPC Rating C

FIXED PRICE £390,000



Description

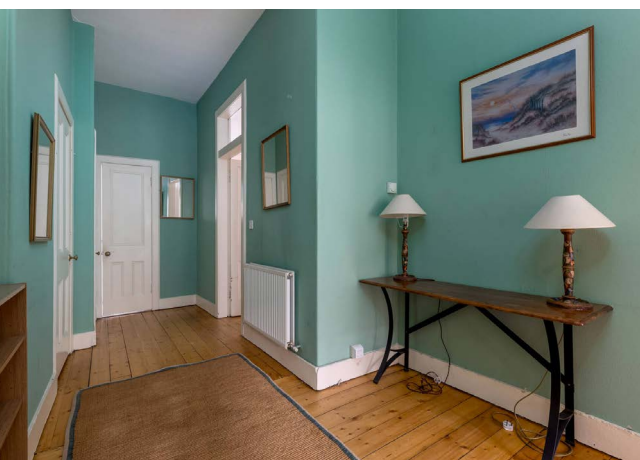
An enviable located two bedroom flat in the New Town. The property, which ideally positioned for access to Canonmills and Stockbridge as well as the many amenities of the city centre is located on the second floor of a traditional tenement building and is accessed via a secure entry-phone system. To the front is the attractive bay-windowed sitting room with sanded floors and cornicework. Off the sitting room is a useful box room or study. Also to the front is the larger of the two bedrooms. To the rear is the second bedroom, the bathroom and a spacious and well-equipped dining kitchen with electric oven and hob, washing machine, freezer and fridge. The property also benefits from gas central heating and access to a shared rear garden.

Area

Located in Edinburgh's prestigious World Heritage Site of the Georgian New Town, Perth 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 York Place and St Andrews 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.

Viewing

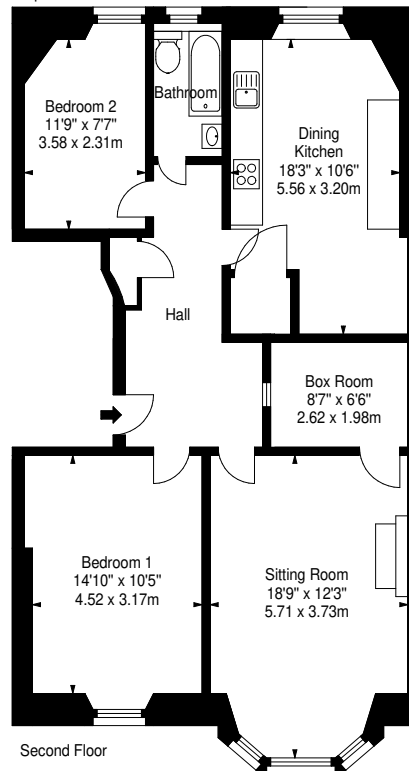
By appointment contact Lindsays on 0131 229 4040



6/4 Perth Street,
Edinburgh, EH3 5DP



Approx. Gross Internal Area
914 Sq Ft - 84.91 Sq M
For identification only. Not to scale.
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Prospective purchasers are requested to note formal interest with Lindsays 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.