

COULTERS[®]

37A/6 Thistle Street
New Town, Edinburgh
EH2 1DY



Forming part of a historic, B-listed, Georgian building in the city's exclusive New Town, this one-bedroom, third/top-floor flat would make an ideal purchase for professionals, couples, or as an investment. The flat boasts unrivalled amenities on the doorstep and nearby, including an eclectic array of shops, pubs and restaurants, world-class shopping, and excellent transport links.

The property comprises:

- Traditional third/top-floor flat within a handsome, B-listed building
- Beautifully-presented, modern interiors
- Secure shared entrance and stairwell
- Living room with fireplace and charming window seat
- Kitchen with space for a seated dining area
- Good-sized double bedroom with built-in storage
- Modern, three-piece bathroom and separate shower room
- Controlled on-street parking (Zone 1A)
- Gas central heating
- Traditional sash-and-case windows

Extras: All fitted floor coverings, window coverings, integrated oven, hob, and extractor hood, as well as a freestanding fridge/freezer, washing machine, and dishwasher will be included in the sale.





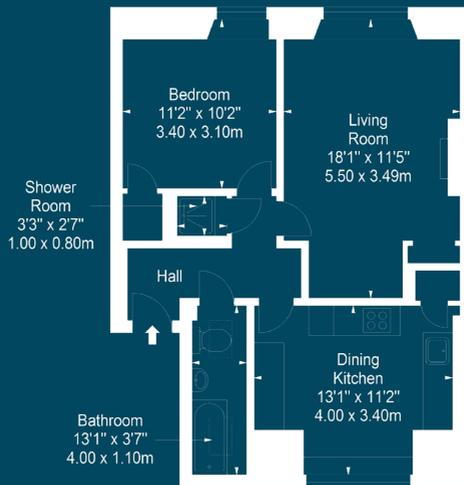
New Town

Nestled in the heart of the New Town, the property enjoys a prime location in Edinburgh's most prestigious postcode. Its excellent situation offers residents the finest amenities the capital has to offer, all within easy walking distance. On your doorstep you will find a superb choice of top-rated restaurants, cafés, fashionable bars and clusters of small speciality shops. The New Town hosts world-class shopping outlets including Harvey Nichols, John Lewis, St James Quarter, and Multrees Walk at St. Andrew Square, while Princes Street is lined with all the top name High Street retailers. A selection of some of Scotland's finest art galleries are all in close proximity including the National Portrait Gallery, the Gallery of Modern Art and the Scottish National Galleries. For days out, picnics or scenic walks the tranquil Water of Leith at Stockbridge and the colourful Royal Botanic Gardens are both nearby. For commuting to any part of the city or other parts of the country, the area offers an abundance of public transport services. The tram line runs from nearby all the way to the airport, whilst there are over 35 bus routes departing from the area and Waverley Station is conveniently close.



Third Floor

Approx. 54.0 sq. metres (581.3 sq. feet)



Total area: approx. 54.0 sq. metres (581.3 sq. feet)

WELCOME HOME[®]

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coultersproperty.co.uk

Terms & Conditions

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations.