



59/3 ROSE STREET, NEW TOWN
EDINBURGH, EH2 2NH

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Enjoying a highly enviable position in the very heart of Edinburgh city centre, this one-bedroom second-floor flat on Rose Street forms part of a B-listed Georgian tenement building built by 1780. Inside, this city centre flat boasts sumptuous contemporary interiors and generous accommodation, offering fashionable open-plan living and contemporary fixtures and fittings.

Within the sought-after New Town conservation area, this home is an ideal investment opportunity and city dwelling for professionals.

Upon entering the home, accessed via a secure communal entrance and stairwell, an L-shaped hall provides a fantastic first impression and a glimmer of the high-quality interiors to follow. The open-plan living, dining, and kitchen area at the end of the hall meets the promise with a very generous floor space that is bathed in natural light from sash windows. Here, beautiful modern décor in soft cream enhances a crisp and airy atmosphere, coupled with exposed brickwork, which reveals the original coursed rubble stonework for a truly unique, yet wholly contemporary feature wall, inset with a white-painted stone surround – perfect for a cosy electric stove. A curved, timber-panelled ceiling comes adorned with fashionable spotlights and engineered hardwood flooring adds another rich texture to the styling. The modern kitchen area also complements the décor to create an even greater sense of depth and space, fitted with white splashback tiles and light cream cabinets. Timber-style worktops bring definition to the area, which is further streamlined by a range of integrated appliances (ceramic hob, electric oven, dishwasher, and washer). A fridge-freezer is included nestled inside a pantry-style cupboard and a neat breakfast bar for two proves ideal for convivial dining and morning coffee. The double bedroom is adjacent, continuing the sophisticated and modern styling of the living area with engineered hardwood flooring, spotlights, and soft neutral décor, which adds to the bright and airy ambience. Illuminated by a sash window, the good-sized room also provides a comfortable space for bedside furnishings and a wardrobe. Completing the home is a contemporary shower room with a modern three-piece suite. Traditional timber sash windows add further charm (with secondary glazing in the bedroom), whilst gas central heating ensures year round comfort.

Externally, zone 1A controlled parking is available in the surrounding area with a residents' permit. EPC Rating - C.

Extras: all fitted floor and window coverings, light fittings, integrated appliances, and a fridge-freezer to be included in the sale.



FEATURES

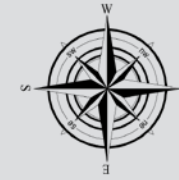
- Traditional second-floor flat
- In the very heart of Edinburgh city centre
- B-listed Georgian tenement building
- Generous accommodation
- Sumptuous contemporary interiors
- L-shaped entrance hall
- Open-plan kitchen, living, dining room
- Modern kitchen with integrated appliances
- Good-sized double bedroom
- Contemporary shower room
- Controlled parking (Zone 1A)
- GCH & DG



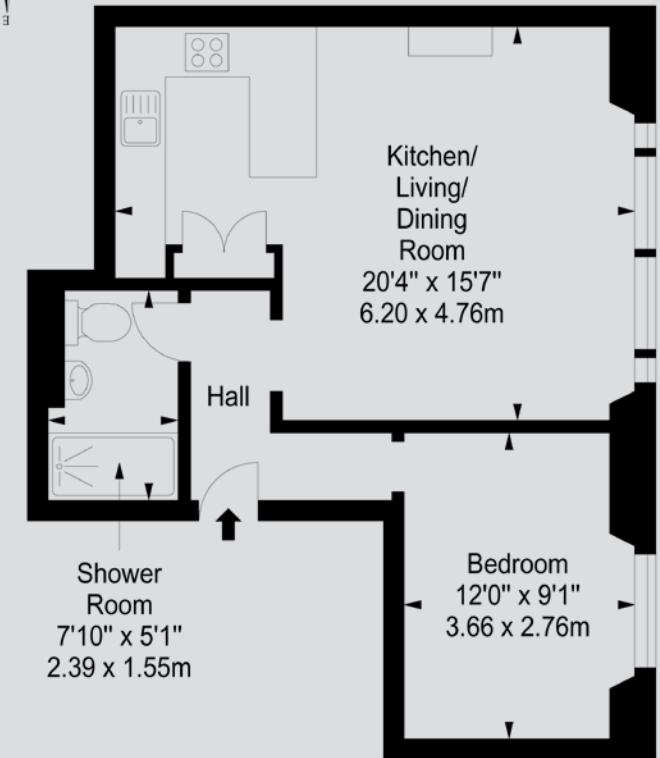
New Town, Edinburgh

The New Town conservation area is one of Edinburgh's most prestigious and highly sought-after postcodes; it is also a UNESCO World Heritage Site as one of the most significant, influential, and finest preserved examples of 18th/19th-century urban planning.

With an unparalleled city centre location and outstanding neoclassical architecture, New Town offers residents everything the capital has to offer, all within close proximity and easy walking distance. Fashionable shops, cafes, bars, and renowned restaurants, world-class shopping outlets, high-street brands, and designer boutiques are all on your doorstep. You can enjoy the thriving city atmosphere along bustling Princes Street, lined with popular retailers, and just as easily stroll to Stockbridge with its quaint village atmosphere and the picturesque Water of Leith. World renowned tourist sites, like Edinburgh Castle and the Royal Botanic Gardens, are but a walk away, along with the capital's finest art galleries: the Royal Scottish Academy, the Scottish National Gallery, the Gallery of Modern Art, and the National Portrait Gallery. Furthermore, New Town has an extensive bus, tram, and train network connecting you to various parts of the city, Scotland, and beyond. Both train stations at Waverley and Haymarket are within walking distance, with nearby tram services providing swift and easy access to Edinburgh International Airport. New Town is also incredibly well-placed for some of Edinburgh's best private schools, Fettes College and Edinburgh Academy, as well as being in the catchment area for the fantastic state schools, Broughton Primary School and Drummond Community High.



Second Floor
Approx. 43.9 sq. metres (472.5 sq. feet)



Total area: approx. 43.9 sq. metres (472.5 sq. feet)

Viewing

Please contact Clancys on 0131 337 7771 or email info@clancys-solicitors.co.uk for viewing arrangements.

PROPERTY SHOP: 23 Roseburn Terrace, Edinburgh, EH12 5NG | LEGAL OFFICE: 89-91 Morrison Street, Edinburgh, EH3 8BU
0131 337 7771
www.clancys-solicitors.co.uk

DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

