



51a Rose Street Lane North

Edinburgh, EH2 3DX

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This two-bedroom flat enjoys a south-facing position on the first floor of a listed Georgian tenement. Now requiring full renovation, the property represents an excellent investment opportunity in the heart of the Capital, within the World Heritage site that is the New Town conservation area. This exclusive postcode offers unrivalled access to a wide range of high-end shops, renowned cultural attractions, cosy pubs, and international eateries. Additionally, it is within easy walking distance of main train stations, the airport tram line, and numerous public parks.

The flat is accessed via a communal stairwell with a secure entry system. Once inside, a central entrance hall (with useful storage) leads to the airy reception room. This dining/living area spans the full width of the property and is flooded with natural light from double south-facing windows. One end of the room features a wall of characterful exposed stonework inset with display shelving and a decorative fire alcove. There is also a handy serving hatch to the neighbouring kitchen. The bright kitchen, accessed from the hall, comes fitted with a selection of cabinets and a countertop that require upgrading. Also found within the home are two double bedrooms located at the rear of the property to provide quieter areas for rest. Both bedrooms boast built-in storage, including double wardrobes in the larger room. Finally, there is a bathroom featuring a shower-over-bath and, next door, a conveniently separate WC. The property is heated via electric heating and retains its classic twelve-pane sash windows in most rooms.

Features

- Central New Town address
- Fantastic renovation opportunity
- First-floor flat within a listed Georgian tenement
- Secure communal stairwell
- Entrance hall with storage
- Spacious south-facing living/dining room
- Bright fitted kitchen
- Two rear-facing double bedrooms with storage
- Bathroom and separate WC
- A short stroll from Princes Street Gardens
- Controlled on-street parking (Zone 1A)
- Electric heating
- EPC Rating - E





“First-floor flat within a listed Georgian tenement - A fantastic renovation opportunity”









The address is within easy reach of the historic New Town Gardens, which provide beautiful green spaces for public recreation and relaxation. These include Calton Hill and Princes Street Gardens at the foot of the Castle. On-street parking in the area falls under Controlled Zone 1A.

Extras: The property is sold as seen.

New Town

Set within 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, Multrees Walk at St. Andrew Square, and St James Quarter, while Princes Street is lined with all the top-name High Street retailers. Stockbridge offers a unique village atmosphere and the independent outlets here are arguably some of the best in the country. 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. Edinburgh boasts some of the best private schools in the country. Both Fettes and Edinburgh Academy are close by, along with excellent state schools. The area offers an abundance of public transport services for commuting to any part of the city or other parts of the country. 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.



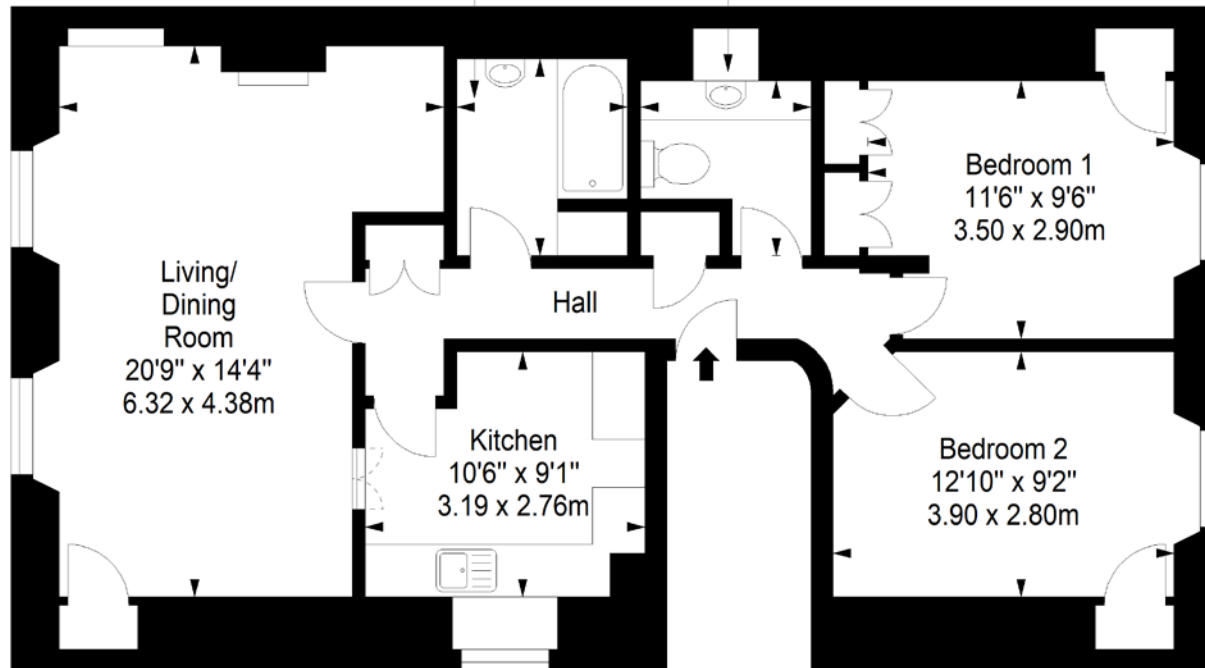
Floorplan

First Floor

Approx. 75.8 sq. metres (815.9 sq. feet)

Bathroom
7'5" x 6'6"
2.27 x 1.97m

WC
6'7" x 6'5"
2.00 x 1.96m



Total area: approx. 75.8 sq. metres (815.9 sq. feet)

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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.