



GILSON GRAY

LAW • PROPERTY • FINANCE

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New Town, Edinburgh, EH3 5DQ



## EXCLUSIVE TWO-BEDROOM PENTHOUSE APARTMENT

Desirably situated in Edinburgh's New Town conservation area, with panoramic city views, this exclusive two-bedroom penthouse apartment promises a prime central address just a stone's throw from prestigious shops, bars and restaurants and cultural attractions. The apartment lies on the fifth floor of a modern development, with a landscaped communal garden and allocated parking, and boasts open-plan living, two bathrooms and two private balconies, with tasteful neutral interiors and spectacular vistas enjoyed inside and out. This luxury property and its enviable location will no doubt appeal to professionals and those seeking a high-end rental investment.



Highly desirable New Town address

Breath-taking views

Fifth-floor penthouse apartment

Secure entry system & lift service

Hall with storage & WC

Sunny open-plan living/dining room

& integrated kitchen

Two double bedrooms with storage

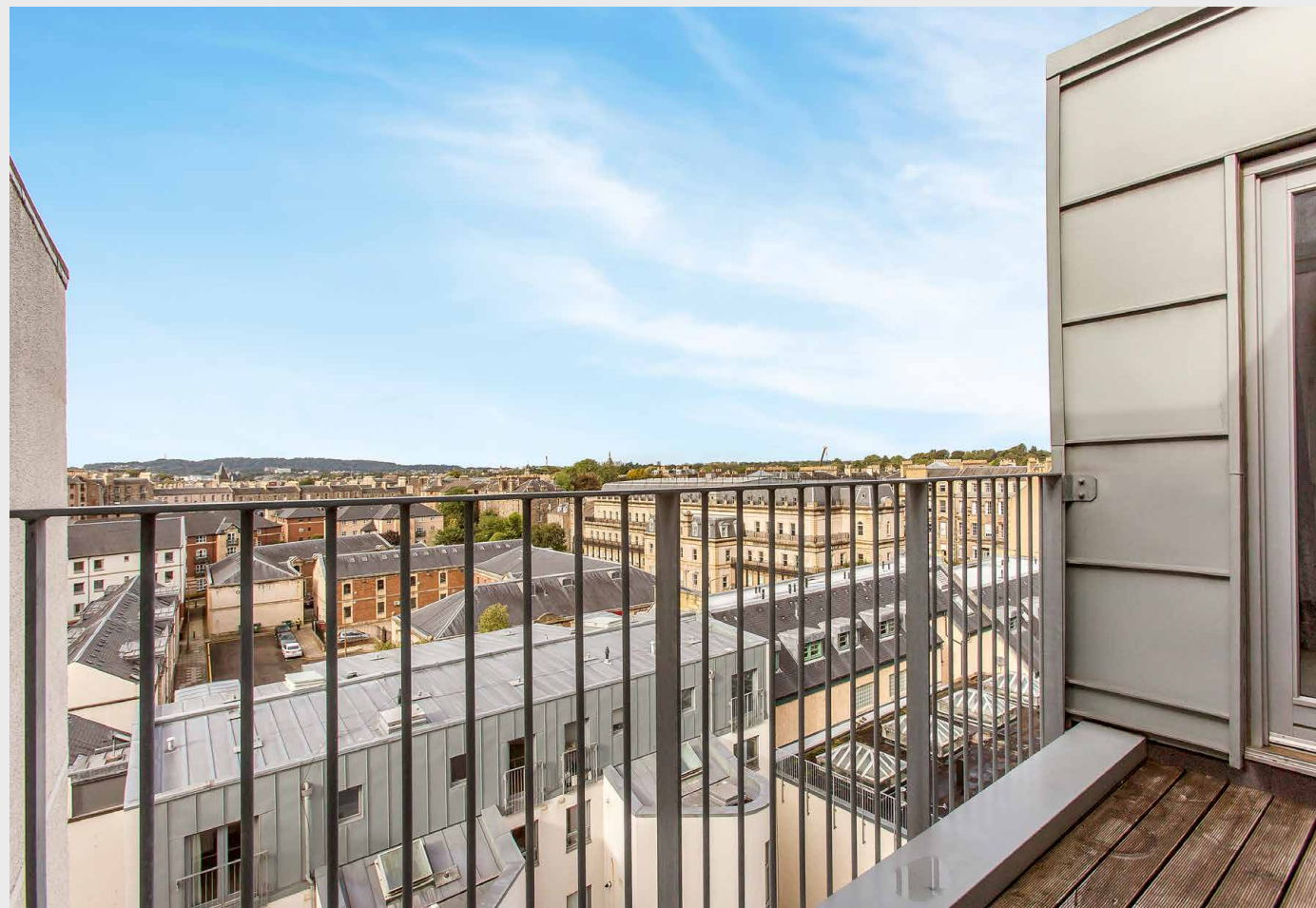
One en-suite bathroom

One en-suite shower room

Two private balconies (one south-facing)

Landscaped communal garden

Allocated residents' parking





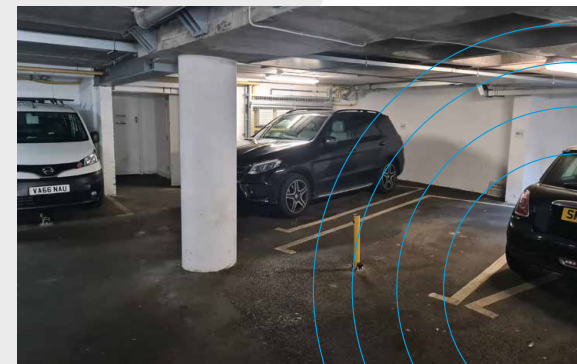
## SUNNY OPEN-PLAN LIVING/DINING ROOM & INTEGRATED KITCHEN



The front door is reached via a secure entry system and convenient lift service. Welcoming you into the home is a central entrance hall with a WC cloakroom, built-in storage and practical wood-styled flooring which flows into the neighbouring living area. Occupying an impressive footprint, the open-plan living room incorporates a spacious versatile area for comfortable seating and dining furniture (with built-in storage), adjoined by a stylish fully-integrated kitchen featuring a good selection of walnut-toned cabinets and an illuminated countertop. This generous reception space benefits from floor-to-ceiling glazing at each end, flooding the room with sunny natural light and offering access to two balconies with captivating far-reaching views and space for outdoor seating. Also located within the property are two carpeted double bedrooms, both enjoying balcony access. The master bedroom is supplemented by a fitted wardrobe and an en-suite bathroom with a WC, a basin and vanity unit, and a shower-over-bath with a rainfall showerhead. The second bedroom also features a built-in wardrobe, as well as southwest-facing French windows opening onto a Juliet balcony and an en-suite shower room, with a WC-suite and an enclosure with a rainfall shower.

This outstanding development allows its residents shared access to a rear garden, neatly paved with pleasant seating areas and boxed planting borders. A parking area provides a space allocated to the property, which also benefits from a private external store.

*Note: Some rooms have been virtually staged, to show the potential layout, however all images are actual photographs.*







EPC RATING:



COUNCIL TAX BAND:

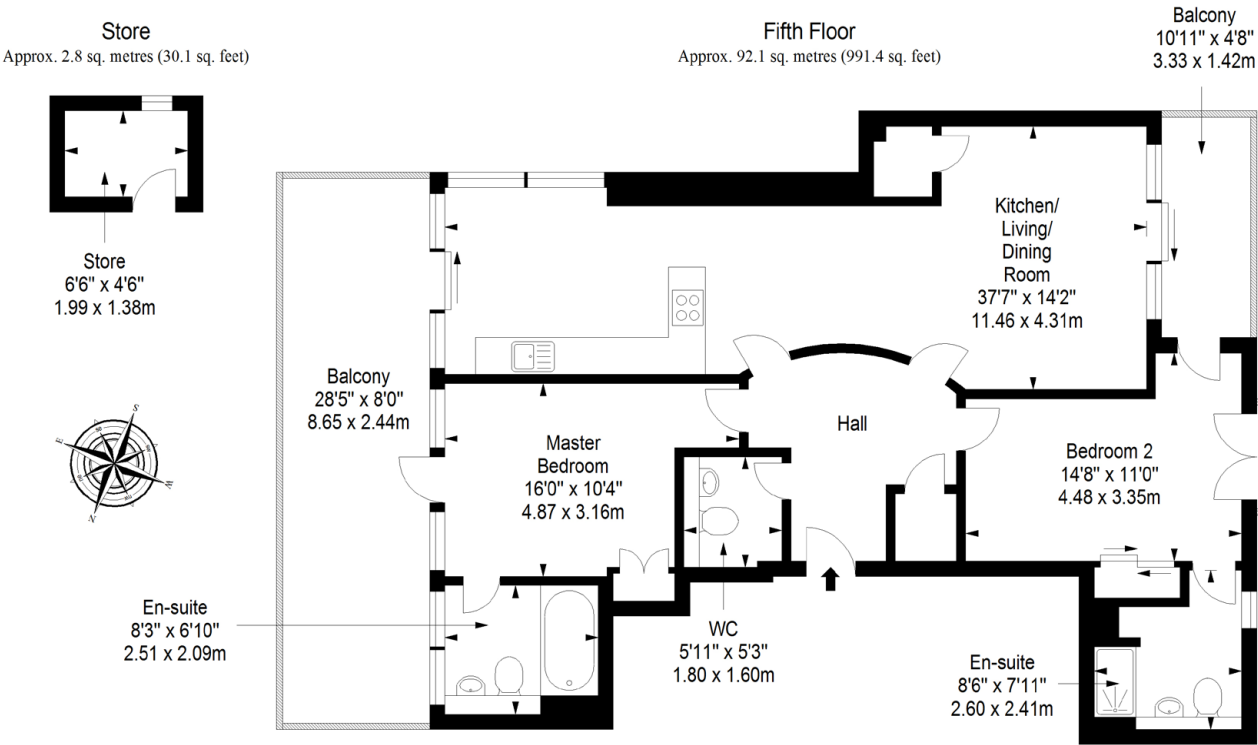


VIEWING

By appointment with Gilson Gray on 0131 516 5366.

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 St James Quarter, Harvey Nichols, John Lewis and Multrees Walk at St. Andrew Square, 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. 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 York Place all the way to the airport, whilst there are over 35 bus routes departing from the area and Waverley Station is conveniently close.



Total area: approx. 94.9 sq. metres (1021.5 sq. feet)



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## NORTH BERWICK

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## ST ANDREWS

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## DUNDEE

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These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.