



lindsays

62 (1F1) Thistle Street
New Town, EH2 1EN

"An enviably located first floor flat forming part of an historic B listed building"

- Sitting room/dining room
- Stylish fully fitted kitchen
- Two double bedrooms
- Bright bathroom
- Additional wc
- Partial double glazing
- Partial secondary glazing
- Eco electric heating
- Residents permit parking

EPC Rating D

OFFERS OVER £285,000



Description

An enviably located first floor flat forming part of an historic B listed building within a characterful cobbled street, in the heart of the City. Located in the prestigious New Town the property offers the perfect city centre apartment, minutes from all the Capital has to offer. The property is entered via a well maintained communal stair well with LED lighting and secure entry phone system. The flat benefits from double glazing to the rear and secondary glazing to the front. In brief the accommodation comprises; hall with clothes pulley, sitting room/dining room with feature fireplace, stylish fully fitted kitchen with opaque glass borrowing natural light from the adjoining room, two double bedrooms, bright good sized bathroom with shower over the bath, and additional wc.

Area

Thistle Street is located in the very heart of the city's celebrated New Town conservation area and UNESCO World Heritage Site. Classic Georgian architecture and cobbled streets, together with clusters of small speciality shops, cafes, galleries, museums and restaurants combine to create a sophisticated and convenient city centre environment. To the North lies the Royal Botanic Gardens and Inverleith Park and to the south, Princes Street and the city centre. Indeed, Princes Street is within 5 minutes on foot. Also within a few minutes are the designer shops on George Street, Harvey Nichols, Jenners and John Lewis. The Omni Centre at the east end of Princes Street plays host to a multi screen cinema, a Virgin Active Health Club and a number of eateries. The Playhouse Theatre is next door and is also surrounded by a range of cosmopolitan restaurants. The financial sectors based at St. Andrews Square, Lothian Road and at the West End are all immediately on hand. Both Haymarket and Waverley Rail Stations are within walking distance and a tram stop on York Place provides a direct link with Edinburgh International Airport.

Viewing

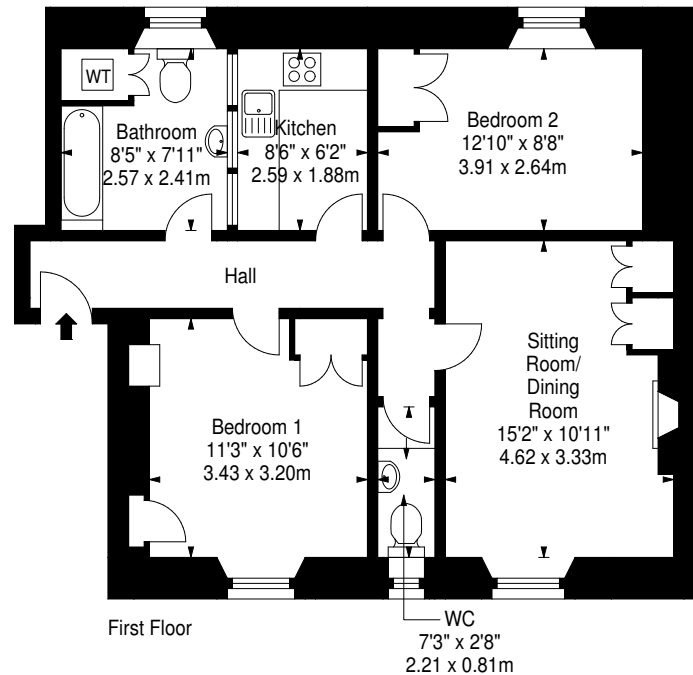
Sunday 2-4pm or by appointment contact Lindsays on 0131 229 4040



**Thistle Street,
Edinburgh,
Midlothian, EH2 1EN**



Approx. Gross Internal Area
682 Sq Ft - 63.36 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.