



30/2 York Place
Edinburgh

STRUTT
& PARKER





30/2 York Place

Edinburgh | EH1 3EP

An extremely impressive 4-bedroom flat over two floors with superb views in the prestigious New Town of Edinburgh

Second Floor: Entrance hall | Sitting/dining room
Breakfasting kitchen | Master bedroom with en-suite bathroom

Third Floor: Bedroom 2 with en-suite bathroom
Bedroom 3 | Bedroom 4 with storage room
Family bathroom

Outside: There is residents' parking available on the streets surrounding York Place which can be obtained from Edinburgh City Council

EPC Rating: D



30/2 York Place

30/2 York Place is a superb, bright and spacious 4-bedroom double upper flat with exceptional views over Northern Edinburgh and the Firth of Forth to the Kingdom of Fife ideally situated in the heart of Edinburgh's New Town. The property forms part of a traditional Georgian townhouse and enters into an impressive and grand communal entrance hallway with a staircase leading up towards a magnificent cupola above. The flat itself is impressive throughout retaining fine period features including ornate cornice work and working shutters. The sitting room is generously proportioned and can easily accommodate a dining table with double windows flooding the room with natural light. There are double doors which open into the impressive breakfasting kitchen. Both rooms are located to the rear and benefit from the superb views. Also on this level is a double bedroom with en-suite bathroom and a utility cupboard. Stairs lead up to the top floor where there are three large double bedrooms, one of which boasts an immaculate en-suite bathroom. Two of the bedrooms are located to the rear of the property and the views from these rooms in particular is truly impressive. A further stylish bathroom completes the accommodation. The property has recently been redecorated and new carpets have been fitted throughout following its use as a successful luxury let.



Outside

There is residents' parking available on the streets surrounding York Place which can be obtained from Edinburgh City Council.

Situation

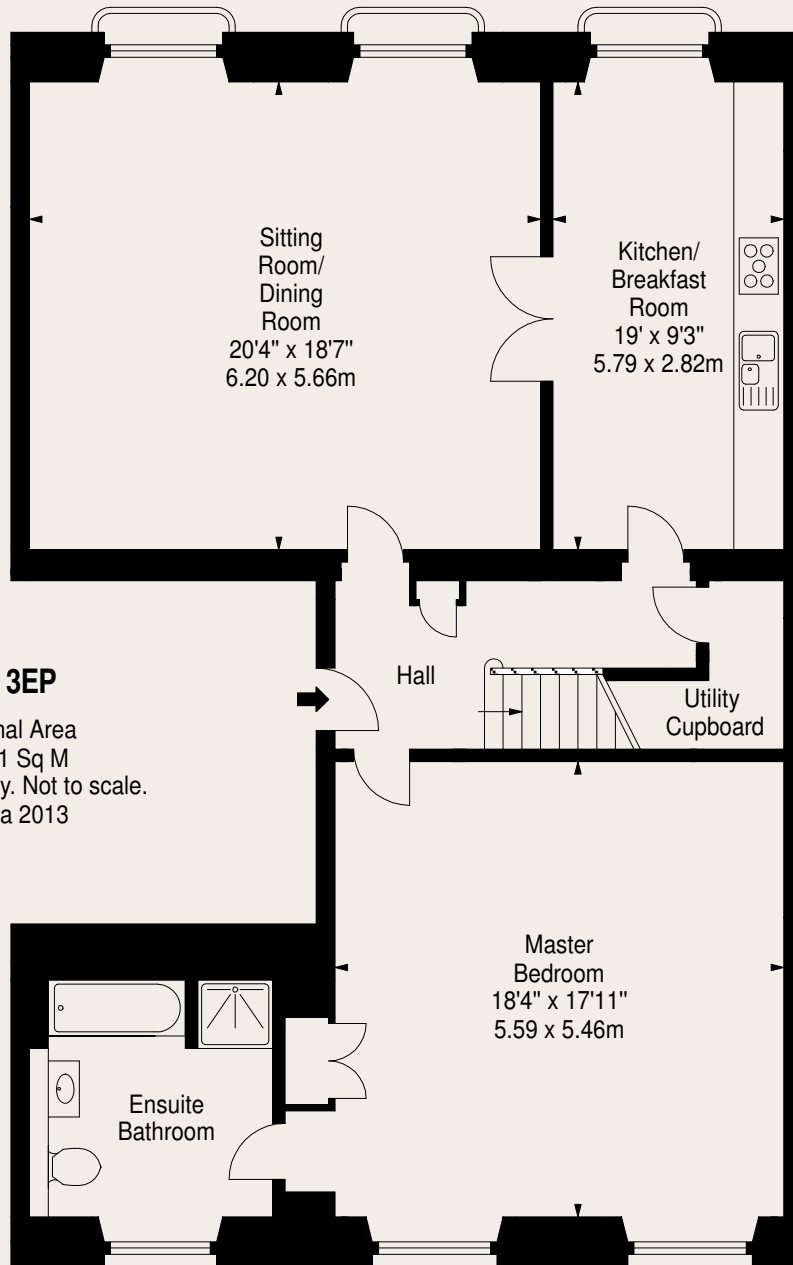
York Place is situated in the heart of Edinburgh's highly desirable and world renowned Georgian New Town. The property enjoys all of the advantages of central living having easy access to the city's main business and commercial centres. Edinburgh's Georgian New Town is the UK's largest historical monument, and its parallel streets run north from Princes Street and George Street,

the main shopping areas of the city centre. There have been a number of new developments in the immediate vicinity including the prestigious Multree's Walk; the definition of luxury shopping and home to Scotland's only Harvey Nichols and Louis Vuitton stores and many other exclusive fashion brands.

St Andrew Square has been transformed and the garden now features a striking modern pavilion which houses a Coffee Republic Delicatessen. The St James Centre boasts a wide variety of shops including John Lewis. The Omni retail, cinema and health club complex is close at hand and the area is very well served by quality restaurants, cafes and bars on Broughton Street and the surrounding area.

There is the added benefit of a Tesco Metro supermarket a few minutes' walk away. The property is well located for transport links with both Waverly Railway Station and Edinburgh Bus Station nearby. York Place will also benefit from the addition of the tramline, which is nearing completion, providing access to Edinburgh Airport via the city centre and the West End. York Place is due to reopen to general traffic and buses in September 2013. There is an abundance of outdoor space within easy reach including Princes Street Gardens, Inverleith Park and The Royal Botanical Gardens. Fettes College, Edinburgh Academy, Stewart's Melville College and St George's School are all within easy reach.

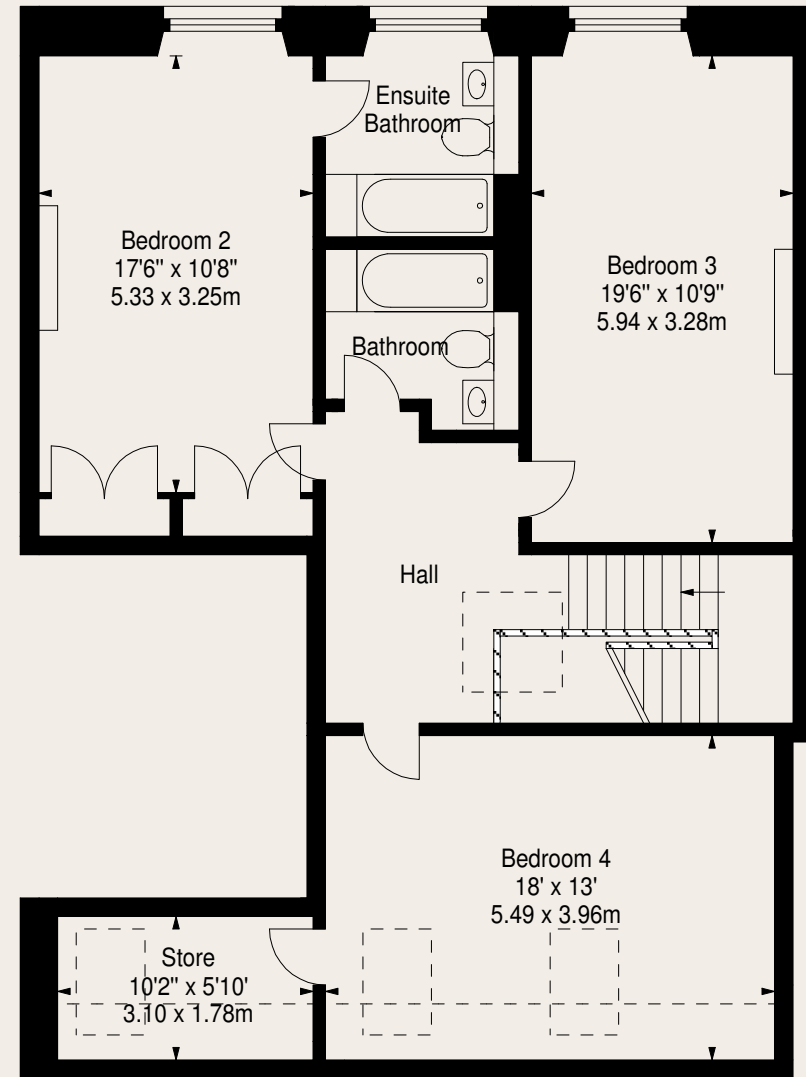




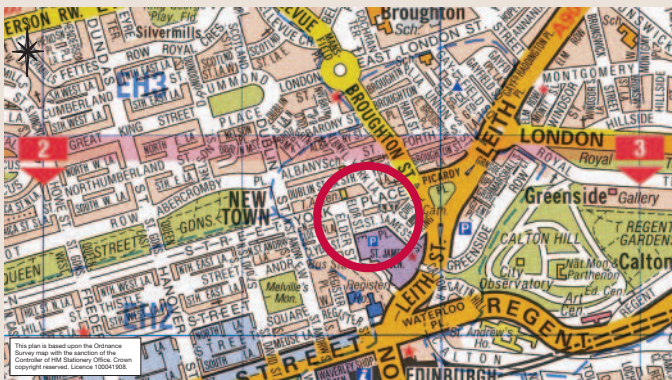
York Place, EH1 3EP

Approx. Gross Internal Area
2238 Sq Ft - 207.91 Sq M
For identification only. Not to scale.
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Second Floor



Third Floor



General

Local Council City of Edinburgh Council, City Chambers, High Street, Edinburgh EH1 1YJ. Tel: 0131 200 2000.

Council Tax For Council Tax purposes 30/2 York Place is currently placed in Band G.

Services Mains water, electricity, gas, drainage and gas fired central heating.

Note: The services have not been checked by the selling agents.

Fixtures and Fittings The fitted carpets and light fittings will be included in the sale along with the integrated kitchen appliances.

Offers Offers are to be submitted in Scottish legal terms to the selling agents. Prospective purchasers are advised to register their interest in writing after viewing to the selling agents in order to be kept fully informed of any closing date that may be set.

Entry and Possession The date of entry will be by mutual agreement between the purchaser(s) and the seller.

Strictly by appointment with the selling agents, Strutt & Parker's Edinburgh Office. Tel: 0131 226 2500.

**STRUTT
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