



SIMPSON & MARWICK

## 11 (3F1) Barony Street

New Town, EH3 6PD

[simpsonmarwick.com](http://simpsonmarwick.com)

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## Extremely stylish 3 bedroom third floor flat located in Edinburgh's prestigious New Town

- Delightful sitting room
- Stylish kitchen/breakfast room
- Spacious dining hall
- 2 double bedroom
- 1 single bedroom
- Bathroom
- Highly sought after residential area
- Shared rear garden
- Permit parking
- Gas central heating

### Description

Located in the highly sought after residential area of the New Town, this superb 3 bedroom third floor flat forms part of a traditional building and lies within close walking distance of all the amenities and attractions of the city centre.

The tastefully presented interior is bright and generously proportioned throughout offering extremely stylish accommodation complemented by charming period features such as stripped and varnished floorboards, decorative cornicing and an attractive fireplace in the sitting room.

### Location

The New Town is a UNESCO World Heritage Site in the heart of Edinburgh. A cosmopolitan range of shops, bars and restaurants are within easy reach in the City Centre include Harvey Nichols, Multrees Walk and the new Edinburgh St James Quarter. The popular area of Stockbridge is within a short walk and offers a range of speciality shops, deli's, bistros and popular bars. For larger shopping facilities, there is a Tesco at Canonmills and a Waitrose in Comely Bank.



The green spaces of The Royal Botanic Gardens, Inverleith Park and the Water of Leith Walkway are all nearby. Waverley Rail Station and St. Andrew Square Bus Station are easily accessible as is the tram network which runs through the city centre to the airport.

## Garden

To the rear of the property is a shared garden.

## Fixtures and Fittings

All fitted carpets, curtains, curtain poles, light fittings, hob, oven, extractor hood, fridge/freezer, dishwasher and washing machine are included in the sale price. The open fitted wardrobes and shelving in the bedrooms, speaker, projector and TV's are also included in the price. Some items of furniture may also be included in the sale price.

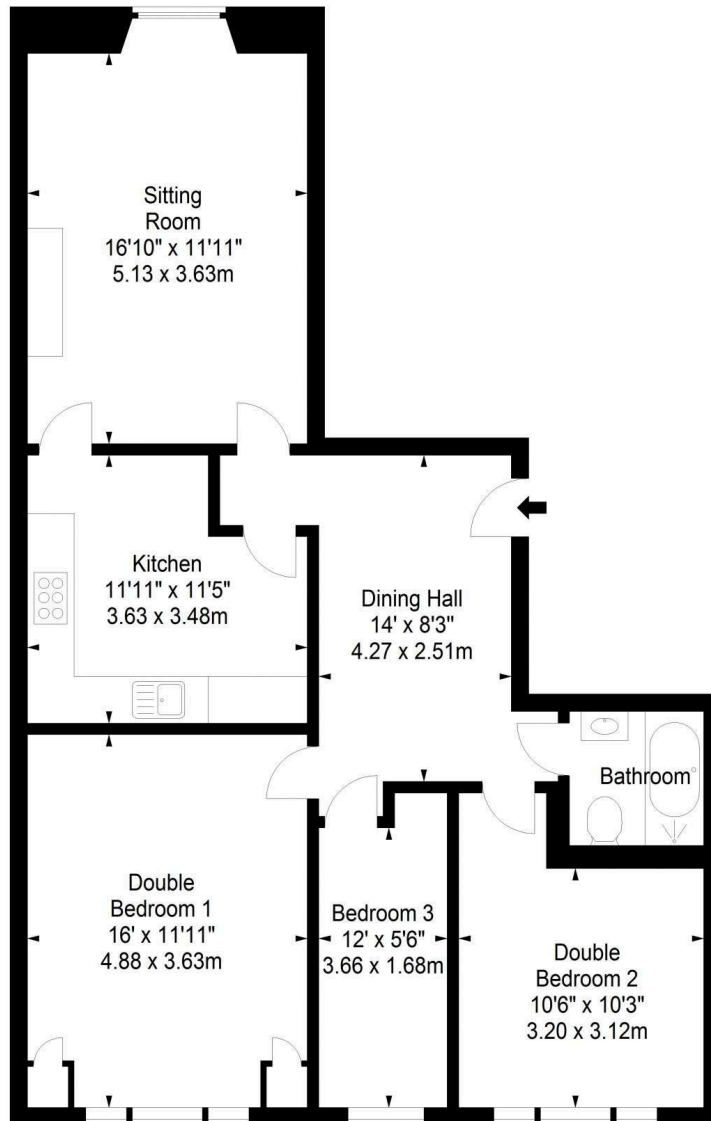
## EPC Rating D

## Home Report

The Home Report is available to download from our website [www.simpsonmarwick.com](http://www.simpsonmarwick.com). The condition of the property and any material matter is disclosed in the Home Report.



Approx. Gross Internal Area  
 935 Sq Ft - 86.86 Sq M  
 For identification only. Not to scale.  
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Third Floor

