





McEwan Fraser Legal

Solicitors & Estate Agents

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13/7 Valleyfield Street

EDINBURGH, EH3 9LP

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We are delighted to bring to the market, this fantastic three bedroom apartment, set in a beautiful Victorian style development close to the heart of Edinburgh's vibrant city centre. This beautiful building is a testament to quality design and architecture and is a truly wonderful place to own an apartment. This bright and spacious flat would make a great property for any young family/ professional couple, or indeed a fantastic Buy-To-Let investment, which given its AAA grade location could easily be maximized through Airbnb.

The accommodation on offer consists of a contemporary kitchen finished in a good range of units with a gas hob, electric oven, integrated washer dryer, dishwasher and fridge freezer, it makes a fantastic hub for the apartment.

The lounge/diner is immediately impressive with solid flooring along with flexible accommodation space that would suit various furniture configurations and large French doors that flood the room with natural light and lead out beautifully to the balcony area. The balcony offers a great place to sit and read a book or just to grab a coffee and a breath of fresh air before you head out for the day. There are three spacious bedrooms in this apartment, all with built-in storage and ample room for free-standing furniture. The master bedroom has a tiled en-suite and offers a mains fed standalone shower. The tiled family bathroom benefits from a white suite with a mains shower over the bath, ensuring there's always lots of piping hot water for long refreshing showers.

The apartment is kept warm, comfortable and secure courtesy of the gas central heating, double glazing and secure entry system. There is one parking space provided in the resident's underground car park. For added convenience residents can enjoy the communal patio facility on the lower floor of the building.

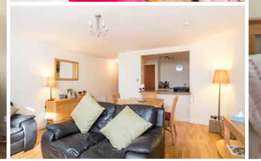
The property also benefits from a lift facility. Some properties tick all the boxes and we believe this is one of them. For any investor, you will find it hard to source a better return on investment. Early viewing is strongly advised for anyone looking for a very stylish apartment, set in one of Edinburgh's most convenient and popular city centre locations.

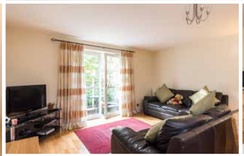
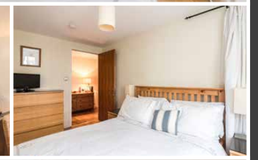


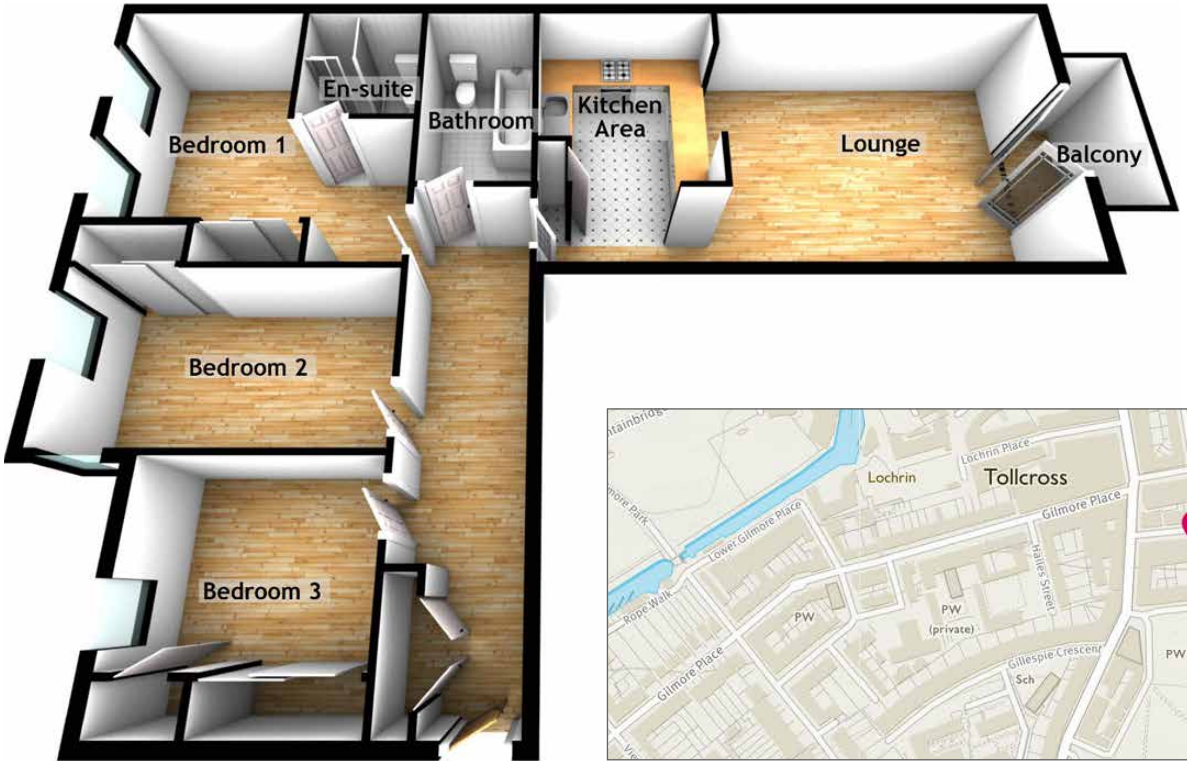








Approximate Dimensions
(Taken from the widest point)

Lounge	5.07m (16'8") x 4.40m (14'5")
Kitchen Area	3.10m (10'2") x 2.70m (8'10")
Bedroom 1	4.55m (14'11") x 4.40m (14'5")
Bedroom 2	4.55m (14'11") x 2.52m (8'3")
Bedroom 3	3.10m (10'2") x 2.67m (8'9")
Bathroom	3.07m (10'1") x 1.66m (5'5")
En-suite	1.92m (6'4") x 1.78m (5'10")

Gross internal floor area (m^2): $95m^2$
EPC Rating: B



Image credit: https://www.ordnancesurvey.co.uk/osmaps/

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Part Exchange Available

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GOLD SCOTLAND ESTATE AGENCY of the YEAR 2016 THE SUNDAY TIMES



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