

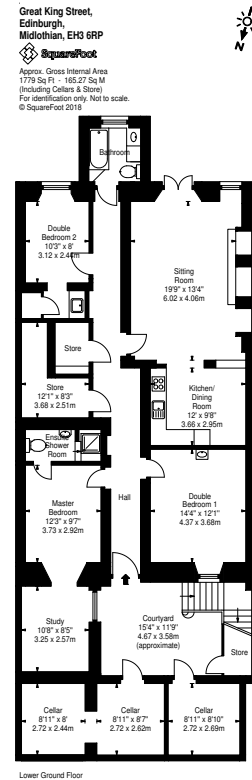
## NEW TOWN

61A GREAT KING STREET  
EH3 6RP



Superb basement flat with private front and rear courtyards forming part of a traditional Georgian Terrace situated in the heart of Edinburgh's sought after New Town.

- Entrance Hallway
- Sittingroom/Kitchen
- Lounge/Bedroom with En-Suite Showerroom
- Two Further Double Bedrooms
- Bathroom
- Gas Central Heating
- Private Front and Rear Courtyards
- Three Storage Cellars
- Excellent Internal Storage



## LOCATION

Situated in Edinburgh's celebrated New Town, the property is ideally placed for a wealth of excellent amenities lying within easy walking distance of Princes and George Streets and the historic tourist attractions of the City Centre. Nearby are John Lewis and Harvey Nichols and the bars, restaurants and specialised shops situated on Broughton Street. Stockbridge lies only a mile away offering a further varied selection of specialist shops, a Waitrose supermarket, cafés and deli's. The Omni Centre and Playhouse Theatre at the top of Leith Walk offer excellent recreational pursuits and the open spaces of Inverleith Park, the Royal Botanic Gardens and the Water of Leith Walkway are all within easy reach. Regular bus services run to the City's theatres and outlying areas. Edinburgh Waverley Railway Station is a short walk away and the Bus Station and a tram stop at St. Andrew Square are nearby.

## DESCRIPTION

Internally the property requires upgrading and redecoration throughout but offers an excellent opportunity to create a superb flat with well-proportioned and versatile accommodation. Accessed via a paved private courtyard with three storage cellars, a timber front door leads into the welcoming hallway with fitted carpet, two central heating radiators and two large walk-in storage cupboards, one of which could be utilised as a

study/home office. There is an exceptionally well proportioned sittingroom/kitchen situated to the rear with large window and French Doors leading out to the private rear courtyard and feature brick fireplace with display recesses. An archway from the sittingroom leads to the good sized kitchen which is fitted with wall and base units with complementary worksurfaces, tiled splashbacks and includes all appliances. There are two good sized bedrooms, one currently used as a lounge with en-suite shower room, situated to the front overlooking the courtyard, a further spacious double bedroom to the rear with recess with wash hand basin and storage and a large partially tiled bathroom with three piece suite. The property further benefits from gas central heating.

## GARDENS

There is a private paved courtyard to the front with three storage cellars and a small private courtyard garden to the rear.

## ENERGY EFFICIENCY RATING

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## EXTRAS

To be included in the sale of the property are the carpets, curtains, blinds and kitchen appliances (it should be noted that no warranty will be given as to their working condition).

## Price & Viewings

Please refer to [www.moreprop.co.uk](http://www.moreprop.co.uk), [www.espc.com](http://www.espc.com), [www.rightmove.co.uk](http://www.rightmove.co.uk) or call us on 0131 240 0700 for details of current price and viewing arrangements.

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To note interest in this property ask your solicitor to contact morisons.

If you would like us to act for you in connection with any residential property matter or for the valuation of your own property please contact our Sales Negotiator / Valuer at the above address.

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