NEILSONS

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3 3F2 Cornwall Street

West End | Edinburgh | EH1 2EQ

Situated on the third floor of a traditional tenement building, this attractive two-bedroom flat offers generously proportioned accommodation. The property retains a wealth of appeal, with its traditional character, attractive flooring and exceptional outlook towards one of Edinburgh's most recognisable landmarks, Edinburgh Castle. Ideally suited to first-time buyers, professionals, couples or investors, this appealing flat presents an excellent opportunity to acquire a home in the heart of the capital, with the potential to personalise to individual taste.

- 2 Bedrooms
- 2 Public Rooms
- 1 Bathroom
- Zoned Permit Parking
- Communal Rear Gardens
- EPC Rating – C
- Council Tax Band - C



Description

The accommodation is entered via a central hallway, which provides access to the principal apartments. The bright and spacious reception room offers excellent proportions, with ample space for a range of lounge furniture and additional furnishings, creating a comfortable setting for both relaxing and entertaining. The fitted kitchen is positioned separately and incorporates a range of wall and base units, providing practical storage and worktop space, together with room for a dining table and chairs, making it ideal for everyday meals. There are two well-proportioned bedrooms, both offering versatile accommodation to suit a variety of needs. The principal bedroom provides generous space for bedroom furnishings, while the second bedroom would be equally suited to use as a guest room, home office or additional bedroom. The rooms to the rear benefit from particularly attractive views towards Edinburgh Castle, adding a distinctive feature to the property. A bathroom completes the main accommodation, with the added convenience of a separate WC.





Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Parking

To the rear is well maintained communal garden with lawn surrounded by decorative flowers and foliage, parking is on street within a zoned permit area.

Viewing

By appointment through Neilsons (0131 625 2222).









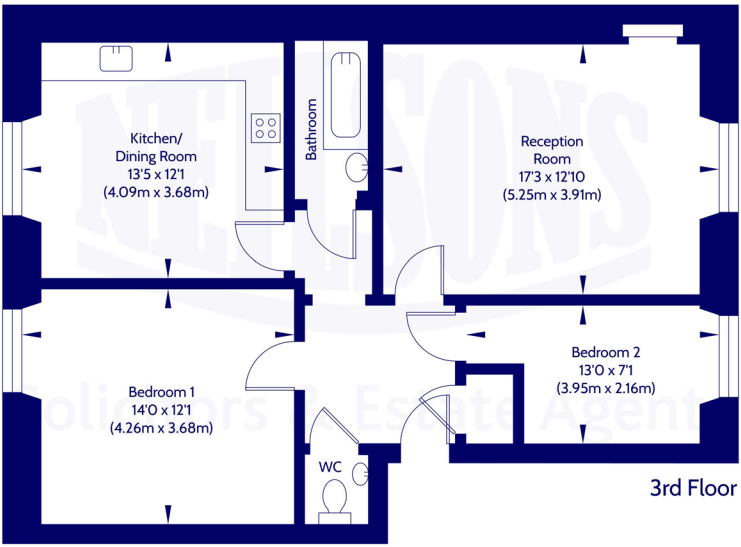
Location





Cornwall Street is ideally situated in the heart of Edinburgh's historic city centre, offering an exceptional level of convenience with an extensive range of amenities, shops, restaurants, cafés and bars all within easy reach. The property is perfectly placed for enjoying the capital's vibrant atmosphere, with the renowned attractions of Edinburgh Castle, the Royal Mile and Princes Street readily accessible on foot. The surrounding area offers an excellent choice of cultural attractions, leisure facilities and independent businesses, while nearby theatres, galleries and museums provide plenty of opportunities to enjoy the city's rich heritage. The area is also exceptionally well served by public transport, with frequent bus services, nearby tram connections and Haymarket and Edinburgh Waverley railway stations providing links across the city and beyond. The property is conveniently located for the financial district, Edinburgh International Conference Centre and the University of Edinburgh, making it an appealing choice for professionals and students alike. With excellent local amenities, a vibrant social scene and many of Edinburgh's most celebrated landmarks close at hand, Cornwall Street offers an outstanding central location for city living.

Approx. Gross Internal Floor Area 73 Sq M / 784 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.

Scan the QR code or click here for the virtual 360 tour, floor plan and further information.

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