



This is a stunning FIRST FLOOR FLAT flat right in the heart of Edinburgh's fashionable West End where residents' enjoy a city centre lifestyle in historic period surroundings. The property is beautifully appointed and combines traditional charm with contemporary style. Hall, Superb open plan Living/Dining/Kitchen space; 2 Bedrooms & luxurious Shower room. Gas CH; Residents' Zone Parking.

Viewing: call 07776 198 960 (agent).

Offers Over £320,000

Location

Edinburgh's fashionable west end boasts not only easy access to the multi-national retail outlets of Princes Street & George Street but traditional "local" shops in neighbouring William Street and Queensferry Street itself. Stockbridge with its quaint shops, weekly market, restaurants, bistros & cafes is within walking distance to the north. Most residents' working in town, understandably walk to work but there is a huge choice of buses, literally on the doorstep and of course the Tram affords easy access both east & west (to the airport). In addition, Haymarket rail station is only 5 mins' walk. This Georgian period street now has an almost continental atmosphere to it with the hustle and bustle of day to day life going on, yet strangely, it can be quiet at times. There are some lovely walks nearby down the Water of Leith walkway, or even Princes Street Gardens. Residents' Zone parking is readily available and there are plenty of spaces to hand.
[Insert Location Info Here](#)

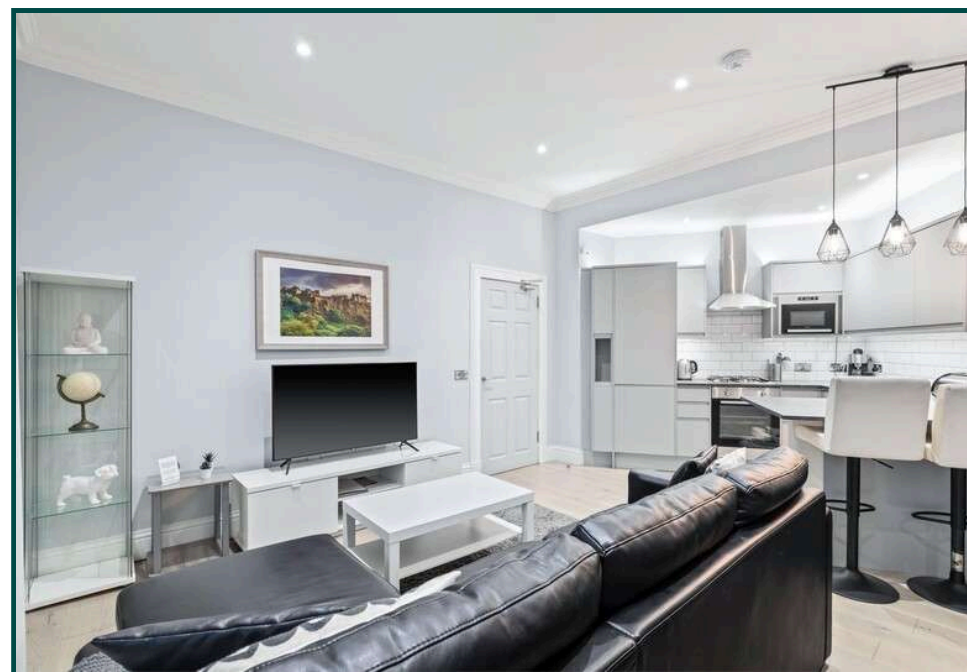
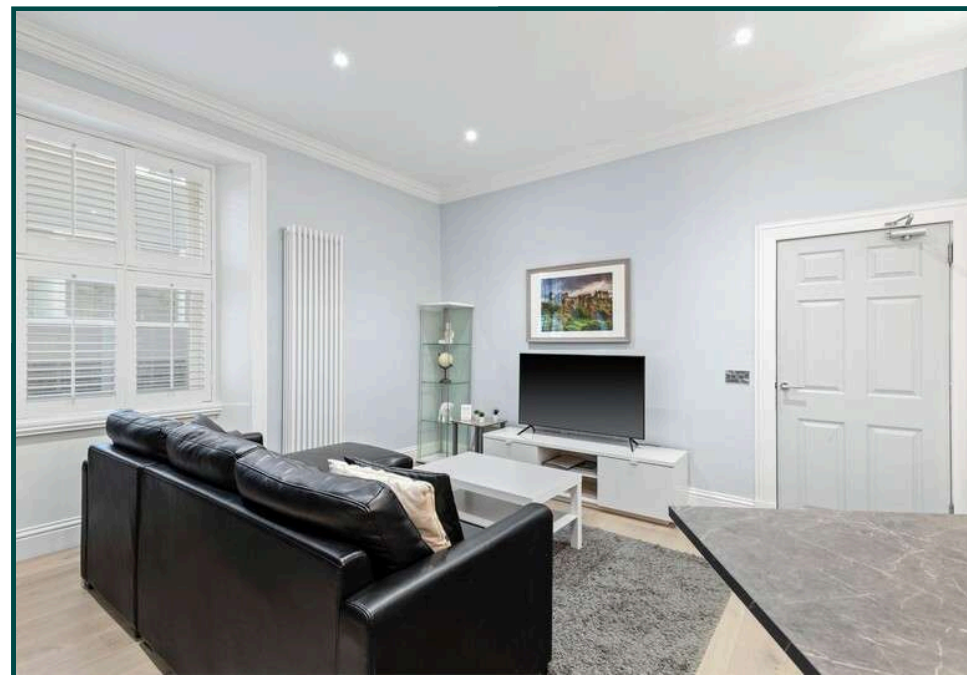
The Property

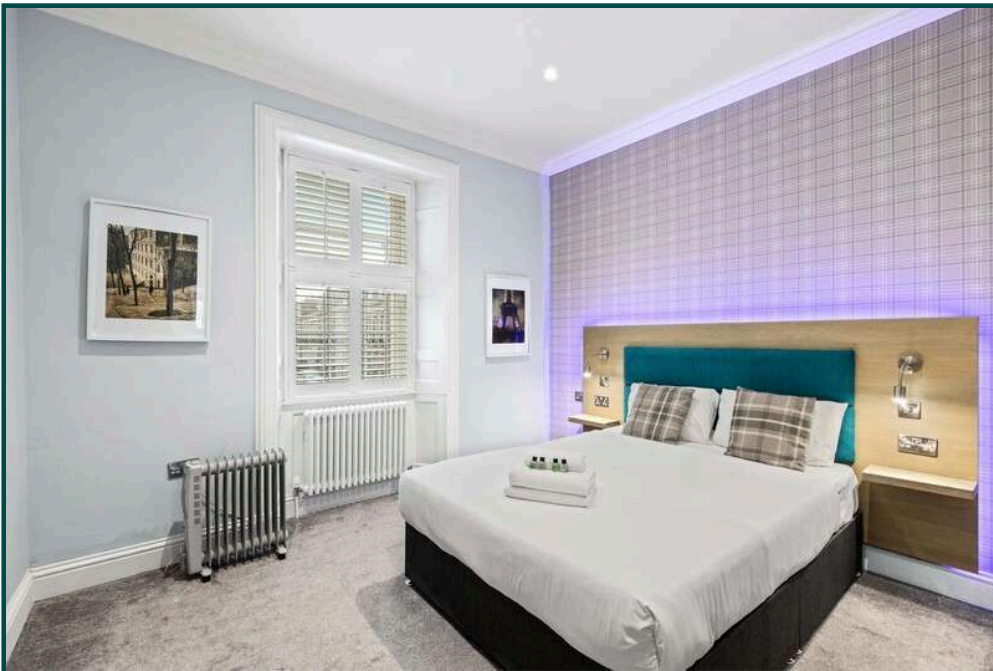
No 37 Queensferry Street forms part of a row of Georgian buildings with shops and offices on the ground floor. This apartment is on the first floor and has been transformed into a spectacular property. It was the subject of a thorough refurbishment where the architect has introduced a contemporary theme but still retains its period charm. The rooms are all bright and tastefully decorated. It is in truly "move-in" condition. The appliances in the kitchen are included in the sale and the furnishings available to purchase.

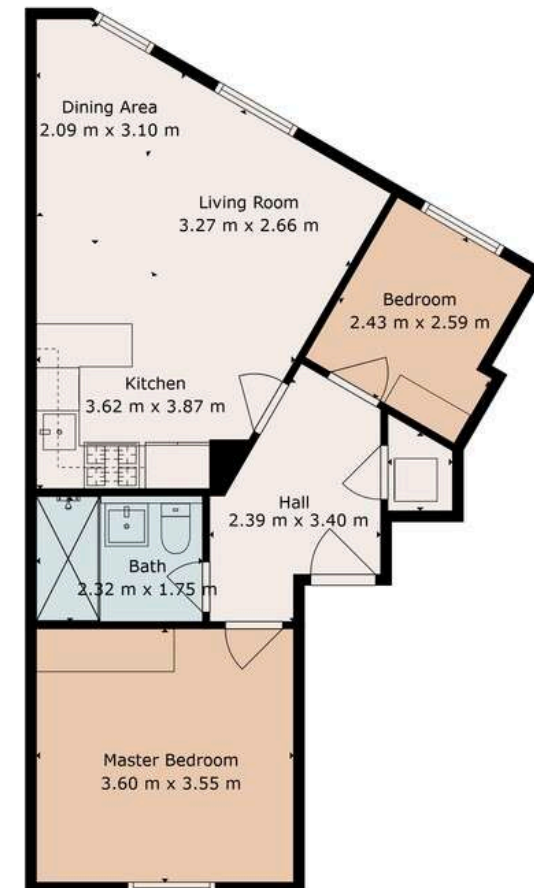
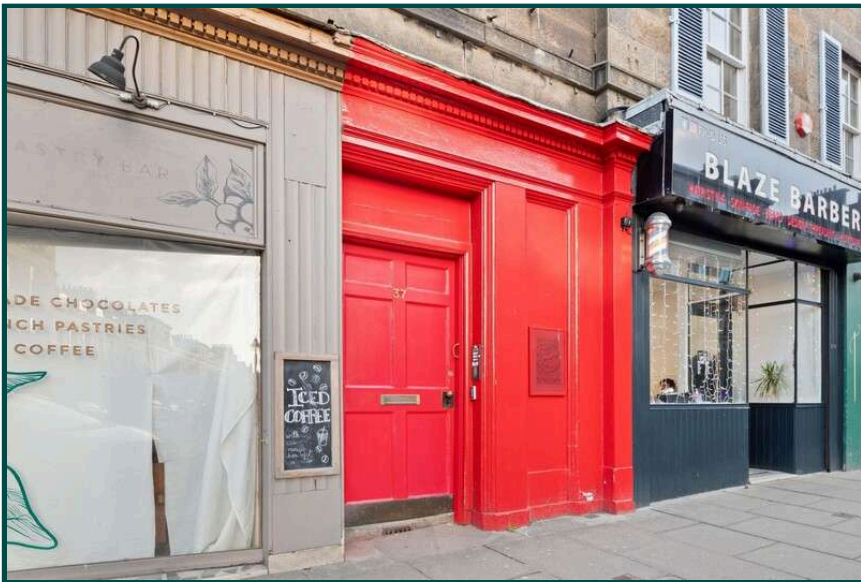
Home Report: A copy can be downloaded via the listing on [ESPC.com](#)

Home Report Value: £325,000

Energy Performance Certificate: Rated "C"







TOTAL: 54 m2
FLOOR 1: 54 m2

This Floorplan Is For Illustration Purposes Only, Dimensions Are Approximate.



GJ Hunter Solicitors
26 – 28 Meadowbank Terrace Edinburgh EH8 7AS
0131 661 3414

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