



6/7

Huntingdon Place
Edinburgh
EH7 4AT



Beautifully presented third floor apartment offering triple aspect views in a well-established modern factored development. Situated just a short distance from the City centre yet offering a leafy secluded feel, the property offers flexible, spacious accommodation which has a natural flow, perfect for those who love to entertain.

The accommodation comprises:

- Spacious entrance hall providing access to all accommodation. Secure entry phone system and excellent storage.
- Dual aspect living room with access via French windows onto a corner terraced balcony which offers the perfect spot for a morning coffee. Oak flooring and neutral décor make for a relaxing space to unwind.
- Dining room entered via an arched opening from the living room with views to the national monument of Scotland on Calton Hill. The room is linked to both the living room and kitchen which creates a natural flow between the spaces.
- Kitchen with door from dining room and hall which is fitted with a range of modern base and wall mounted units with tiling to splash back areas. Plumbing for a washing machine and dishwasher. Space for a freestanding gas cooker and fridge freezer.
- Two generously proportioned double bedrooms with built in wardrobes. Main bedroom with refitted en suite shower room.
- Refitted bathroom which comprises of bath with electric shower over, toilet and wall hung vanity basin offering excellent storage.
- Gas Central Heating.
- Double Glazing.
- Allocated parking space.



Viewing by appointment on 0131 524 3800

Light
Space &
Lifestyle







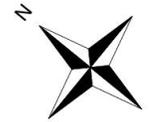
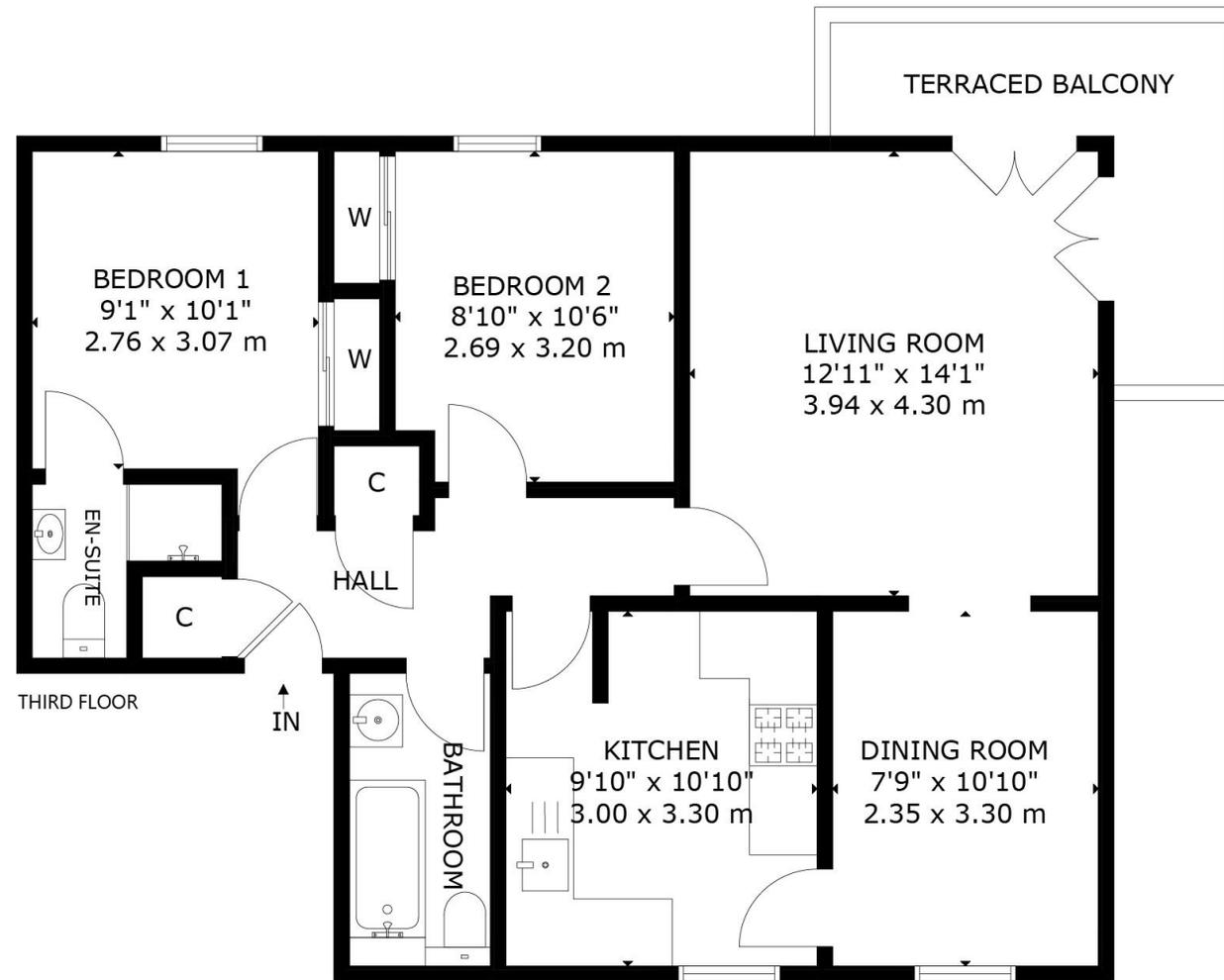












6/7 HUNTINGDON PLACE, EDINBURGH, EH7 4AT
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 774 SQ FT / 72 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.

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Huntingdon Place, off Annandale Street, is situated approximately 1 mile Northeast of Princes Street and is ideally placed for those working or wishing to take full advantage of life within a cosmopolitan city. There is a tram stop nearby which runs to Newhaven and Edinburgh Airport whilst Waverly station allows further travel options beyond.

Within walking distance are a wide range of independent shops, boutiques, supermarkets, bars and restaurants with the city centre offering brand names stores within the newly completed St James Quarter and Multrees Walk. For those looking for entertainment and leisure facilities, the Omni centre has a cinema, gym and places to dine.

Extras: All fitted flooring, window coverings are included in the sale.

Outside and Gardens

The property has well-tended landscaped gardens, which are maintained by the factor. There is also a secure allocated parking space within the underground residents' car park.

- EPC Band- C
- Council Tax Band- E
- Factor- James Gibb



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* Please contact us for a free consultation or valuation

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