



**IMMACULATE DOUBLE FLAT IN A PRESTIGIOUS CENTRAL LOCATION WITH LOVELY VIEWS
OVER PRIVATE GARDENS AND EDINBURGH'S SKYLINE**

3 MORAY PLACE, NEW TOWN, EDINBURGH, EH3 6DS



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On second and third floors • Drawing room • Sitting room • Library • Kitchen/dining room • Four bedrooms • Bathroom and shower room • Utility/shower room • Residents permit parking • Access to private gardens • EPC = D

Situation

Moray Place is perhaps Edinburgh's most sought after New Town address and an excellent example of Georgian architecture within a World Heritage Site. Situated within easy walking distance of the city centre, Moray Place is a beautiful circular terrace arranged around tranquil private central gardens. Residents can apply for access into both these, and further terraced gardens on the banks of the Water of Leith. Moray Place is close to the heart of the city centre, and financial district while nearby Stockbridge offers an excellent range of local specialist shops and restaurants. There is a good choice of private schools locally.

Description

Located in the northwest sector, the property has excellent views out over Moray Place, and it's lovely private gardens. This A listed Georgian building is entered by an impressive pillared, shared entrance hall with a naturally lit stairway to the second floor. The property provides accommodation of considerable character and size. Fully upgraded internally 14 years ago, the exterior of the building has recently undergone substantial refurbishment with a comprehensive programme of repairs to the stonework, roof and railings - further information is available from the selling agents.

At second floor level, the door leads into a central reception hall with good natural light and doorways to the drawing room and the sitting room, both of which have exceptional aspects southwards over the gardens. There is a generously proportioned kitchen-dining room with an original gesso Georgian fire surround. The room is fitted with purpose-built base units, a gas-fired, four oven AGA and a walk-in pantry with a fridge freezer and an electric oven. There are pleasant



views to the rear over Gloucester Lane and Fife beyond. From the hallway, there is access to a library with a full range of fitted shelving. The door beyond leads to a large utility room with excellent storage, a washer and dryer, a washbasin, WC and shower cubicle.

A delicate Georgian staircase with a hanging cupboard below leads to the upper landing which is naturally lit by a glazed cupola. There are four generously proportioned bedrooms, each with fine aspects. The master bedroom has a walk-in dressing room and adjoins the bathroom. There is also a separate family shower room.

There is an excellent store within the ground floor reception hall.

Fixtures and Fittings

The AGA cooker and white goods are included in the sale. Please note that the wall mounted kitchen cabinets and the shelving in the front sitting room may be acquired by separate negotiation.

Listings

The property is A listed and lies within the New Town Conservation Area.

Offers

Offers must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed, and prospective purchasers are advised to register their interest with the Selling Agents following inspection

Photos

Please note the photos were taken in 2008.

Viewing

Strictly by appointment with Savills - 0131 247 3770



FLOOR PLANS

**3 Moray Place,
Edinburgh, EH3 6DS**



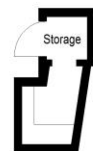
Gross internal area (approx)

277.96 sq.m (2992 sq.ft)

Gross internal area (approx)

3.27 sq.m (35 sq.ft)

For Identification Only. Not To Scale.
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Ground Floor



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