



## Second floor apartment in Edinburgh's city centre

64/2 Frederick Street, New Town, Edinburgh EH2 1LN

savills



Wonderful open views across Queen Street gardens and over to Fife • Extremely bright and airy living room with dual aspect • Warm and cosy dining room feature fireplace Three good sized double bedrooms • Modern fitted kitchen with additional utility room • Situated in the heart of Edinburgh's New Town • EPC = F

### Description

64 Frederick Street is a wonderful second floor flat situated in a quiet stair in Edinburgh's New Town. The property has three bedrooms and two large public rooms.

The living room and dining room enjoy far reaching views across Queen Street gardens and over to Fife.

The kitchen is modern and well equipped with an additional utility room. There is a family bathroom and the opportunity to create an additional ensuite or bathroom between the guest bedrooms.

The property enjoys access to Queen Street gardens and is ideally situated for the amenities of the city centre.

### Situation

Located in Edinburgh's prestigious World Heritage Site of the Georgian New Town, 64 Frederick Street is only a few yards walk from the retail and commercial centre of Edinburgh in George Street and Princes Street, and a short journey from the West End commercial district and the Scottish Parliament at Holyrood.

The property enjoys all the benefits of city centre living with a wide variety of shops, bistros and restaurants close by as well as a range of independent boutique shops

and restaurants in nearby Stockbridge.

Waverley train station and the Tram terminus are also easily accessible.

The open spaces of the Royal Botanic Garden, Inverleith Park and the Water of Leith are all within short walking distance while a key for Queen Street Gardens can be applied for upon payment of an annual subscription.

There are excellent local schools on the north side of the City both in the state and private sectors.

### Fixtures & Fittings

All fitted floor coverings, curtains, light fittings, integrated white goods in the kitchen are included in the sale.

### Listing

The property is A listed

### Home Report & Energy Performance.

A copy of the full Home Report and Energy Performance Certificate is available on request.

### Viewing

Strictly by appointment with Savills - 0131 247 3770.

### Possession

To be by mutual agreement.







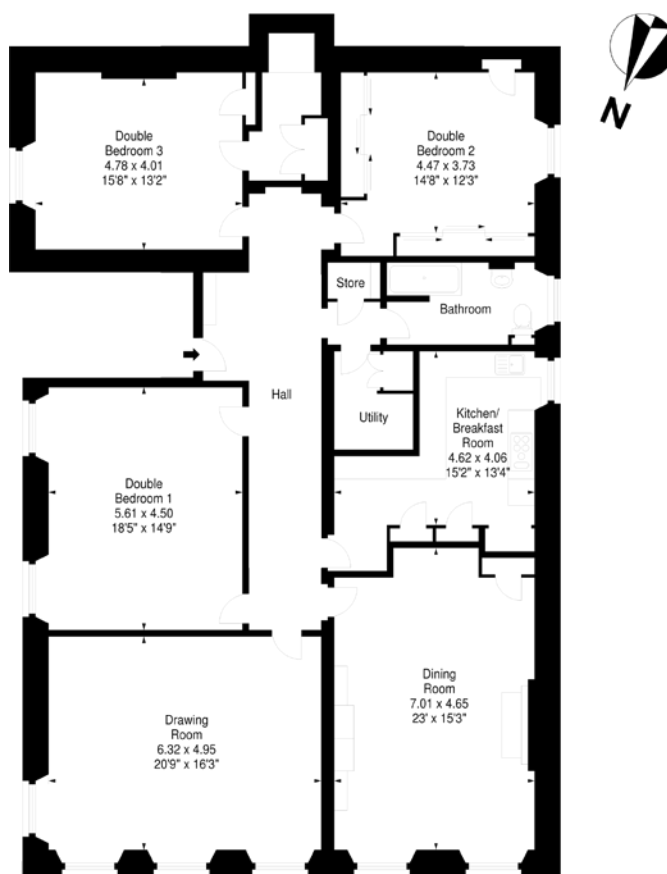
**Flat 2, 64 Frederick Street, Edinburgh, EH2 1LN**  
**Gross internal area** 199.83 sq.m/2151 sq.ft



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**Second Floor**

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