Malcolm Jack & Matheson

43B/1 WILLIAM STREET
NEW TOWN, EDINBURGH, EH3 7LW



Offers Over £220,000

SOUGHT AFTER ONE BED BASEMENT FLAT IN THE HEART OF EDINBURGH. BOASTING A BLEND OF MODERN COMFORTS WITH HISTORIC APPEAL. IDEAL FOR THOSE SEEKING A UNIQUE AND CENTRAL LOCATION.

COMMUNAL ENTRANCE HALLWAY
HALL
LOUNGE
KITCHEN
DOUBLE BEDROOM
DRESSING ROOM
BATHROOM
2 EXTERNAL CELLARS
ZONED AND PERMIT PARKING
ELECTRIC HEATING
TIMBER SASH AND CASE SINGLE GLAZING
EPC D



SITUATION

William Street is a prestigious West End location. In a prime position for Edinburgh's city centre, it enjoys an array of amenities including various vibrant bars, shops, and cafés such as Indigo Yard, Teuchters and Roots Café. Fountain Park, a 20-minute walk away has a cinema as well as gym, bowling alley and a range of restaurants and bars. In addition, the upcoming Haymarket development which is underway will offer an exciting range of first-class leisure and retail amenities. Recreational opportunities include the nearby Edinburgh Sports Club, Dean Tennis and Squash Club, Drumsheugh Baths Club, and the Scottish National Gallery of Modern Art.

There are numerous supermarkets all within a short drive including Waitrose at Comely Bank and Sainsbury's at Craigleith Retail Park. Haymarket Railway Station is minutes away and regular bus and tram links take you further into the city as well as onto Edinburgh Airport. The City Bypass is in proximity connecting you to Scotland's motorway networks.

PROPERTY

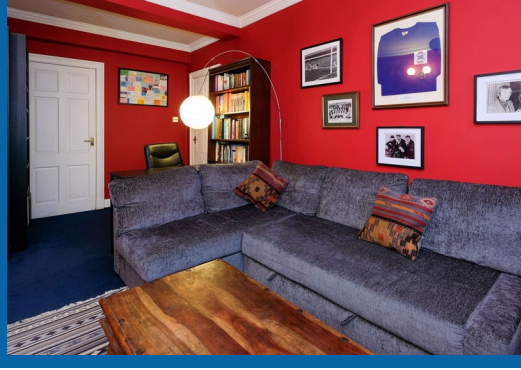
43B/1 William Street is a sought after one bed basement flat in excellent decorative order throughout featuring a combination of contemporary comforts and historical charm, perfect for individuals looking for a distinctive and centrally located residence.

Internally the property is in move-in condition. It benefits from a generously sized lounge with space for dining, a fully fitted modern kitchen, a tranquil double bedroom with dressing room and a modern bathroom with new electric shower. There is electric heating and timber sash and case single glazing throughout.

Externally access to the property is via a secure communal entrance, shared with just one other proprietor. The communal area is well maintained, offering both a secure and welcoming atmosphere. There are two generously sized cellar spaces providing ample room for storage and organisational needs. Furthermore, residents can apply for access to the prestigious Deans Gardens.







ACCOMMODATION

HALL
Entry phone system. Cupboard housing meters. Carpet.

LOUNGE 6.20m x 3.14m x (20'4" x 10'4")
Generously sized lounge with space. Robert Adam style fireplace with marble surround and hearth housing electric fire. Ceiling rose. Egg and bead cornicing. Double glazed window to rear. Built in storage cupboard housing water tank. TV point. Telephone line. Carpet.

KITCHEN 2.88m x 2.14m x (9'5" x 7')
Fully fitted modern kitchen. Window to rear. Integrated sink and drainer, electric hob, oven, cooker hood, and fridge. Oak worktops. Marble tile splash back. Marble tile flooring.

BEDROOM 5.16m x 2.56m x (16'11" x 8'5")
Spacious double bedroom with window to front. Access to dressing room. Cornicing. Electric heater. Carpet.

DRESSING ROOM 1.67m x 1.09m x (5'6" x 3'7")
Ample hanging and storage space with light and carpet.

BATHROOM 2.17m x 1.67m (7'1" x 5'6")
Modern white three-piece suite comprising bath with newly fitted electric shower above, wash hand basin and WC. Heated mirror. Fully tiled with ceramic tiles. Extractor fan. Chrome heated towel rail. Wall mounted electric heater.

EXTERNAL
Access to communal outdoor space. Two generously sized cellar spaces for storage. Zoned and permit parking is available.

EXTRAS
All fitted carpets, floor coverings, fixtures and fittings are included in the sale together with the integrated kitchen appliances.

VIEWING
By appointment. Call Malcolm Jack & Matheson.

ENTRY
Entry by mutual arrangement.

OFFERS
Notes of Interest and Offers on this property should be submitted directly to Malcolm Jack & Matheson by calling 01383 723444 or faxing 01383 730672.

Interested parties are advised to instruct their Solicitor to note interest on this property to be advised of any closing dates which may be set. A note of interest holds no contractual obligations for either the purchaser or the seller.

These particulars are believed to be correct, but their accuracy is not guaranteed, and they do not form part of any contract.

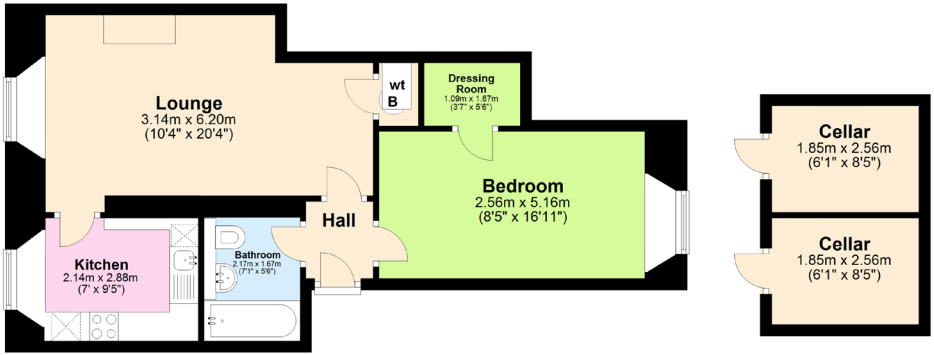






Lower Ground Floor

Approx. 57.1 sq. metres (614.3 sq. feet)



Photos and Floorplan by Mike Dooley Photography 07730 560286

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of rooms and any other items are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

VALUATION

Thinking of selling? What is your property worth? We shall be delighted to visit your property, without obligation, to provide you with a Pre-Sale Valuation and Fee Estimate and to discuss our marketing policies. Please contact our Property Manager at Malcolm Jack & Matheson on 01383 723 444.

FINANCIAL ADVICE

Need help organising a mortgage or any other financial advice? We can recommend a financial adviser for all your mortgage and financial needs. Please contact 01383 723 444 for further information.

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