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1 Drummond Place

New Town, Edinburgh, EH3 6PH



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Offering a characterful city home in the exclusive New Town, within its UNESCO World Heritage Site conservation area and part of an A-listed Georgian building, this main-door ground-floor flat is sure to appeal to a wealth of buyers, accommodating three bedrooms (one with an en-suite shower), an impressive living room, a dining kitchen, and a bathroom. The homeowners on Drummond Place benefit from access to lovely private gardens, subject to an annual fee, and they benefit from close proximity to the city's unrivalled amenities.

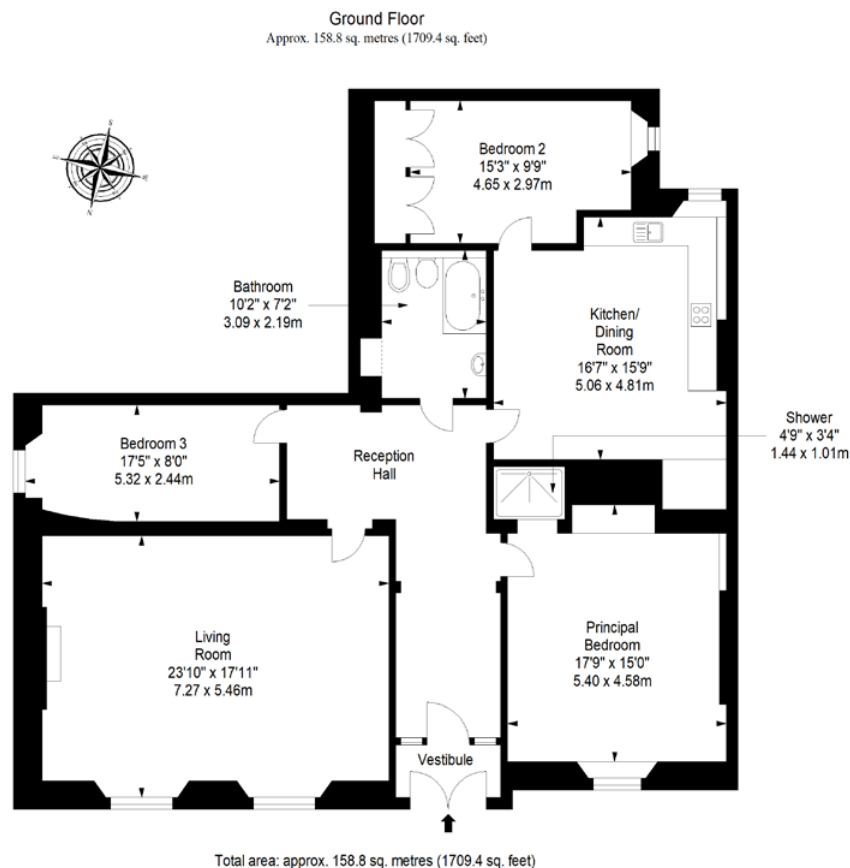
Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.

Features

- Main-door ground-floor flat in the New Town
- Part of an A-listed Georgian building
- Situated in the New Town conservation area
- Entrance vestibule and reception hall
- Impressive living room with period features and fireplace
- Large dining kitchen
- Three bedrooms, one with an en-suite shower and another with built-in storage
- Four-piece bathroom
- Controlled on-street parking (Zone 6)
- Gas central heating
- Traditional sash-and-case windows
- EPC - C



Floorplan



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These particulars, whilst carefully prepared, are not warranted as accurate and do not form part of any contract of sale.

All measurements are approximate and are not warranted.

No warranties are given by the seller or the selling agents as regards (a) the state of repair of the property, (b) whether or not the property is affected by any Statutory or other Notice or Planning Proposals, (c) whether or not Building Warrant and other necessary Consents have been obtained for alterations or additions which may have been carried out to the property, (d) whether or not any replacement windows which may have been fitted comply with Building Regulations and whether or not any Guarantees exist for any Specialist treatment works which may have been carried out at the property. Any purchaser shall require to carry out his own investigations in respect of such matters, interested parties should have their own Solicitors note interest with ourselves in order that they might be advised of any closing date which may be set for offers. The sellers do not bind themselves to accept the highest or any offer which may be received for the property.



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