





NEW TOWN

2 Heriot Row

EH3 6HU

VIEWING

Sunday 2-4 or by
appointment telephone
0131 247 1010

PRICE

Offers Over £845,000

2 Heriot Row is a bright and spacious stunning double upper flat in the heart of the New Town. The property retains a wealth of period features including cornicing, fireplaces, working window shutters, and polished flag stone floors. Accommodation is accessed from a well maintained stair into a spacious hallway, lovely flagstone floor with cupola over and three storage cupboards. Located off the hallway are all the main public rooms. Stunning sitting room with double windows to front overlooking Heriot Row and the private Queen Street gardens with the original timber surround and working window shutters. Ornate ceiling cornice and centre rose and black marble fire surround with open hearth. Dining/family room with double windows to Dundas Street. Ornate cornice and centre rose. Marble fire surround with open hearth. Large family breakfast kitchen with flagstone floor, fitted with a good range of top and base units incorporating glass fronted display doors, drawer storage, hardwood worktops and Belfast sink. A particularly attractive feature is the black Aga. Deep walk-in pantry cupboard with fitted shelving and space for fridge/freezer. Centre work isle with black granite worktop with drawer storage below. Double bedroom with window to front, marble fire surround with tiled insert and hearth. Good sized double bedroom with window to Dundas Street, marble fire surround and fitted wall shelving. WC. The upper floor accommodation is accessed from a carpeted turned staircase with original timber panelling to dado height, with a lovely glazed cupola over. Large shower room with skylight, modern white wc and wash-hand basin which are inset into a vanity worktop with cupboards and drawer storage. Large shower cubicle with chrome shower over. Bright double bedroom with window to Dundas Street, recessed shelving and wardrobe storage. Double bedroom to Dundas Street, deep walk-in storage cupboard and fitted bookcase. Master bedroom with window to Dundas Street, fire surround with open hearth. Spacious ensuite, wc, wash-hand basin, electric shaver point. Separate shower cubicle with chrome shower attachment and sliding doors. Further double bedroom with window to rear, built in wardrobe storage and marble fire surround. Family bathroom with white wc and bath with Mira Sport electric shower over and wash-hand basin, which is inset into a vanity top with storage below. Tiled walls and black and white checked tiled floor. Gas central heating. Cellar storage. Permit holder parking.

FIXTURES AND FITTINGS

Extras to be included in the price are the chandelier fitting in the sitting room, kitchen white goods, pool table and the curtains.

CELLAR STORAGE

The property has two dry lined cellars at basement level which provide excellent storage space.

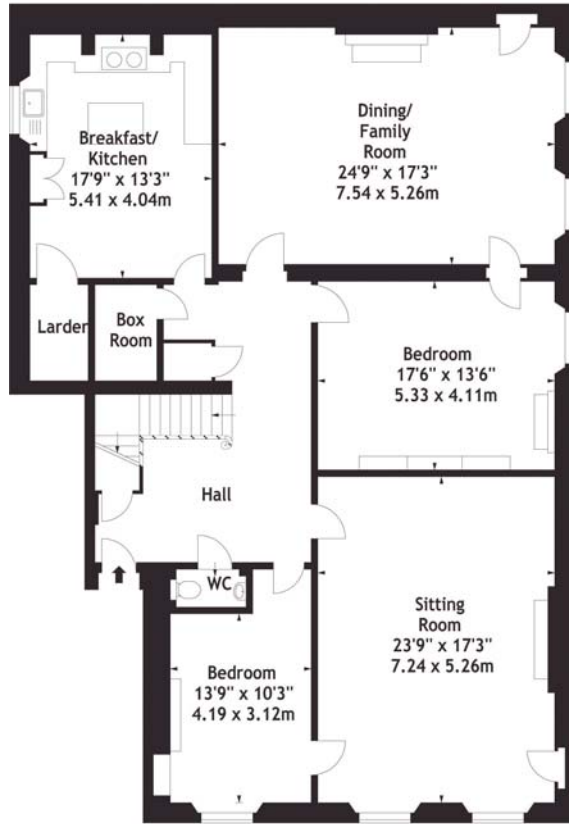






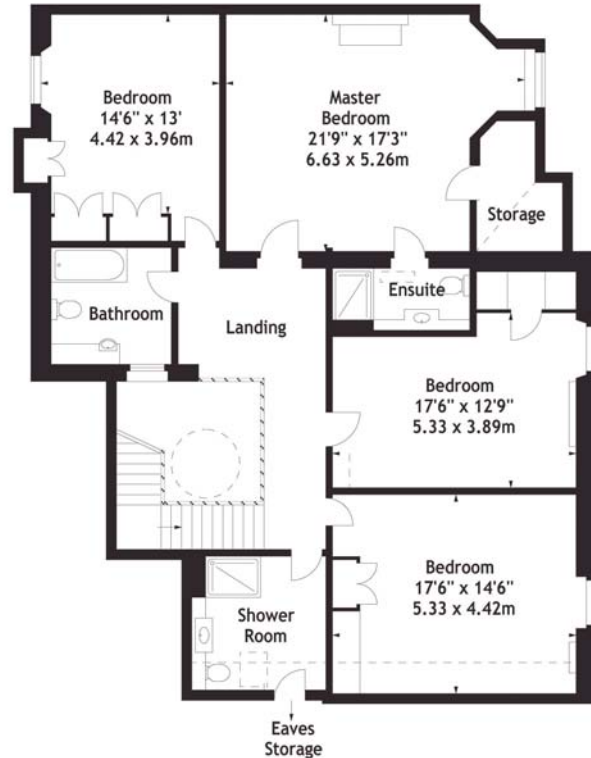


Heriot Row, EH3 6HU
Approx. Gross Internal Area
3582 Sq Ft - 332.77 Sq M



Second Floor

For identification only. Not to scale.
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Third Floor

MORTON FRASER LLP

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Tel: 0131 247 1010

1. Interested parties: (a) Should contact Morton Fraser Property if they have any specific queries about the property or the property schedule, particularly if they intend to travel long distances to view. (b) Should not assume that any planning permission, building warrants, completion certificates or other consents have been obtained for alterations, replacement windows or changes of use and they should verify the position before offering. (c) Are advised to note their interest with Morton Fraser Property as soon as possible so that they may be informed if a closing date is set or if there is a change in the selling circumstances. Noting interest does not place any obligation on our client to set a closing date or give every noted interest the opportunity to offer. No responsibility will be accepted for expenses incurred by parties who have noted interest but do not get an opportunity to offer. (d) Should note that no responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn. 2. Although it is our clients' intention to sell the property they are not bound to accept the highest offer, or any offer, or in the event of competing interest, to set a closing date.

