



# MORTON FRASER

SOLICITORS



**NEW TOWN**  
**5/6 St Vincent Place, EH3 5BQ**

[www.morton-fraser.com/property](http://www.morton-fraser.com/property)



## NEW TOWN

5/6 St Vincent Place,  
EH3 5BQ

## VIEWING

By appointment telephone  
0131 247 1010

## PRICE

Offers Around £680,000



Stunning first floor flat built by AMA located in the heart of Edinburgh's New Town. The flat is particularly spacious and is immaculately presented throughout with contemporary finishes and offering superb living accommodation. The flat is entered from a well maintained communal entrance with lift access to all levels and the underground parking. The flat itself has a large hallway which has super storage space, recessed ceiling lighting and a video entry phone system. Located off the hallway is a utility room which houses the central heating boiler, automatic washing machine and tumble dryer. Lovely large bright sitting/dining room with triple windows to front, recessed ceiling lighting, gas wall mounted feature fire with stone surround. Large breakfast kitchen fitted with a good range of top and base units with built-in drawer storage and granite worktops. Siemens five-ring stainless steel hob with cooker hood over. Integrated electric oven, microwave, fridge/freezer and dishwasher. There is ample space for a breakfast table and chairs. Large master suite with dressing area and two double built-in wardrobes. The master bedroom and ensuite are located off the dressing area. The master bedroom is a spacious room with large double windows to front. Spacious ensuite comprising Jacuzzi jet bath, WC, matching wash-hand basins with storage below. Fitted vanity shelf with two fitted wall mirrors and built in lighting, shaver point. Separate shower cubicle with curved glass screen and Jacuzzi jet chrome shower, black slate tiling, chrome ladder radiator and floor tiling. Further double bedroom with double wardrobe and ensuite bathroom which has a wash-hand basin with built-in storage below, WC, bath with curved glass screen and chrome shower attachment over. Slate tiling, fitted vanity shelf, wall mounted mirror with vanity lighting and shaver point and chrome ladder radiator. Third double bedroom with built-in wardrobes. Family shower room with square wash-hand basin, WC and large shower cubicle with glass curved screen and Jacuzzi shower. Wall and floor tiling, chrome ladder radiator, wall mounted mirror with vanity lighting and shaver point. The property benefits from under floor heating throughout, double glazing and a secure designated underground parking space. The development has landscaped garden areas and monoblock pathways.

## LOCATION

This property is situated within Edinburgh's New Town with its magnificent classical Georgian architecture and design. It is within easy walking distance of all Edinburgh central amenities including superb shopping facilities, cinemas, theatres, concert halls and restaurants etc. The property is ideally placed for access to Stockbridge which has a wide selection of specialist shops, cafes and restaurants. The Botanical Gardens are only a short distance away..

## FIXTURES AND FITTINGS

The flat is available for sale with the standard integrated appliances, all carpet and curtains included or also available for sale with all the contents included by separate negotiation.

## GARDENS

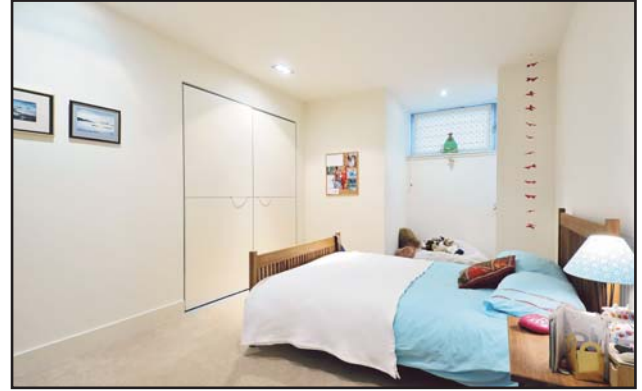
The development has communal landscaped garden areas and paved walkways.

## PARKING

The property has the benefit of a secured underground parking space which is available by separate negotiation.

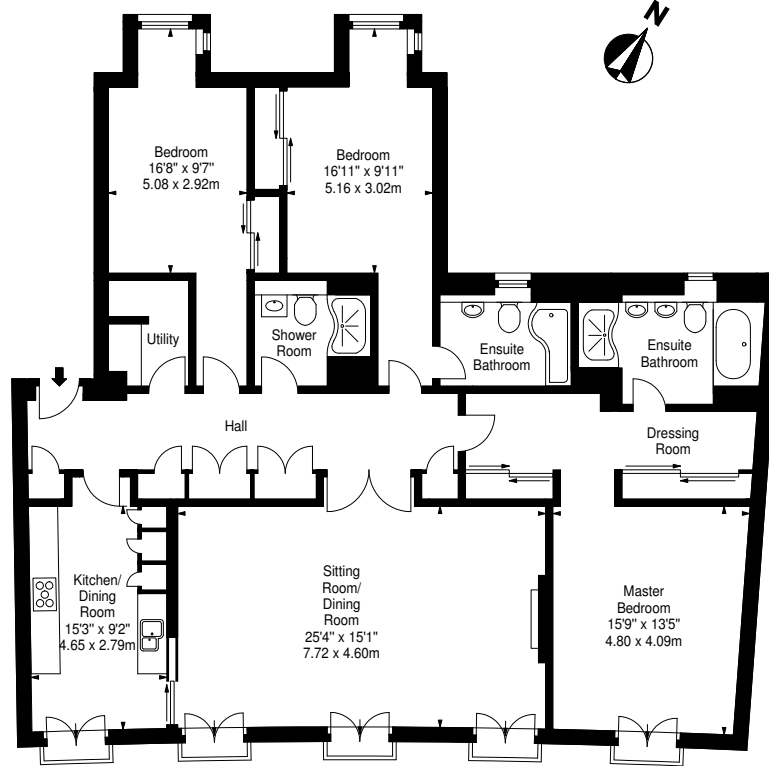








St. Vincent Place, EH3 5BQ  
Approx. Gross Internal Area  
1797 Sq Ft - 166.94 Sq M



First Floor

For identification only. Not to scale.  
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## 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.

