





'Truly stunning 1st floor city centre apartment which has been fully refurbished to a quite exceptional specification and exacting attention to detail.'

Hallway, sunny rear facing lounge with dining recess, new contemporary kitchen with appliances, double bedroom with fitted mirror wardrobes and luxurious bathroom with electric shower above bath. Secure entryphone system and shared rear garden.

Investment Property Agency comment,

'This is a really stylish property, which has a brilliantly positive feel and balance to all the rooms. As soon as we walked in we knew we had come across something special – having undergone

complete refurbishment the property combines restored fine original period features such as stripped floorboards and doors with bespoke contemporary design including LED lighting within the kitchen plus double glazed sash and case windows. As one would expect the property has been fully re-wired and a new electric storage heating system installed.'

Lounge/Dining Room (19'11 x 11'1) 6.1m x 3.4m

Kitchen (7'9 x 6'7) 2.4m x 2.0m

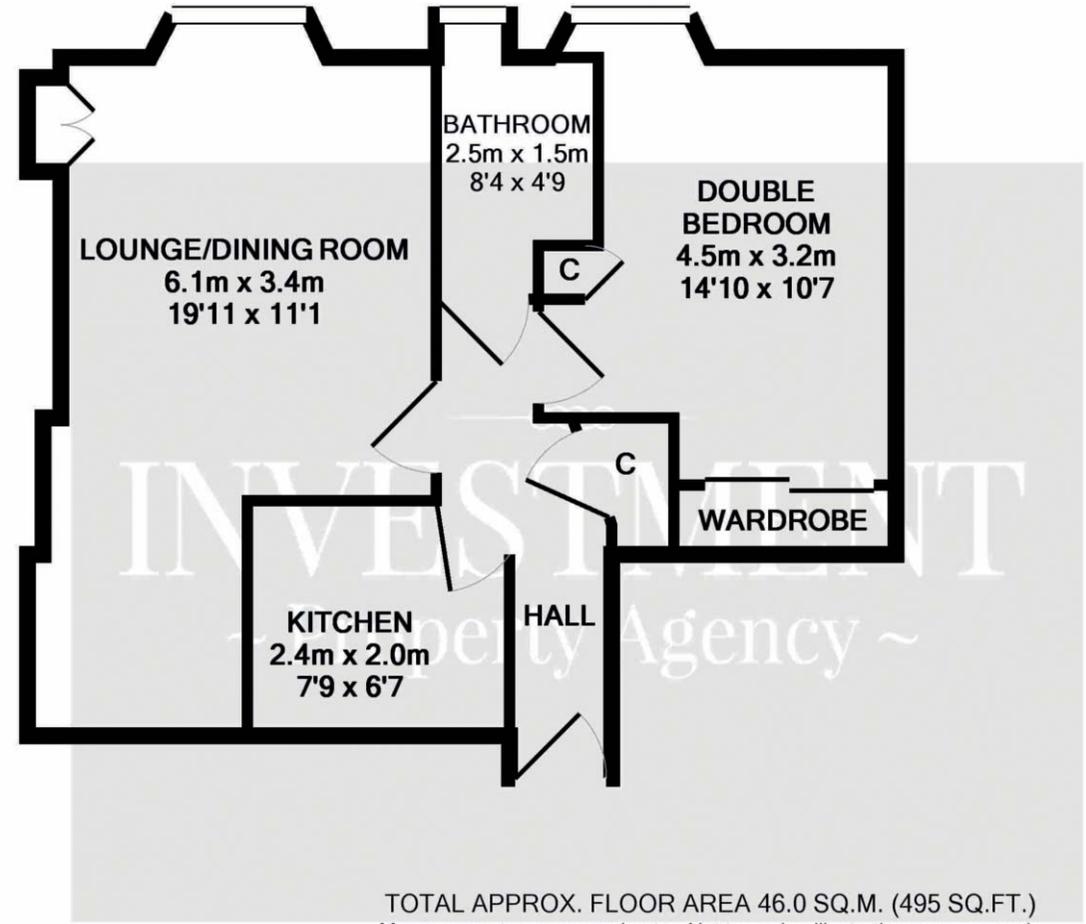
Double Bedroom (14'10 x 10'7) 4.5m x 3.2m

Bathroom (8'4 x 4'9) 2.5m x 1.5m

Bothwell Street, off the top of Easter Road, lies less than 1.5 miles East of Princes Street and is therefore ideally placed for those working within the city centre or wishing to take full advantage of living within a modern European capital. Within the immediate vicinity there is a wide range of facilities to meet every day needs including an eclectic mix of shops, independent boutiques, Scotmid supermarket, coffee shops, bars and restaurants. It is also worth noting the close proximity to the Omni Centre at Greenside with multi screen cinema complex and leisure centre, Meadowbank Retail Park, cosmopolitan Shore district of the city and Holyrood Park which provides 640 acres of dramatic parkland within the heart of the capital.

Energy Performance Rating C





TOTAL APPROX. FLOOR AREA 46.0 SQ.M. (495 SQ.FT.)
Measurements are approximate. Not to scale. Illustrative purposes only
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