



'Superb sized and evenly proportioned top, 3rd, floor apartment forming part of a modern built development within the heart of the city centre.'

Hallway with storage cupboard, fabulous sized twin window lounge/dining room, breakfasting kitchen with built in appliances, master bedroom with built in mirror wardrobes and ensuite shower room, 2nd double bedroom with built in mirror wardrobes and bathroom with shower above bath. Gas central heating. Double glazing. Entry phone system. Allocated parking space within secure garage block.

Huntingdon Place, off Annandale Street, is situated approximately 1 mile North East of Princes Street and is ideally placed for those working or wishing to take full advantage of living within a cosmopolitan European capital. Edinburgh Trams, with a nearby stop, runs from Newhaven to Edinburgh Airport whilst Edinburgh Waverley railway station allows for ease of travel out with the capital. Within the immediate vicinity there is a wide range of independent shops, boutiques, bars and restaurants with the city centre having leading retailers including Harvey Nichols and John Lewis. For everyday requirements there are a number of supermarkets whilst the nearby Omni Centre has a cinema and Nuffield Health Club. It is also worth noting the close proximity to Calton Hill and the newly redeveloped St James Quarter which has a wealth of additional retail facilities and restaurants.

Note

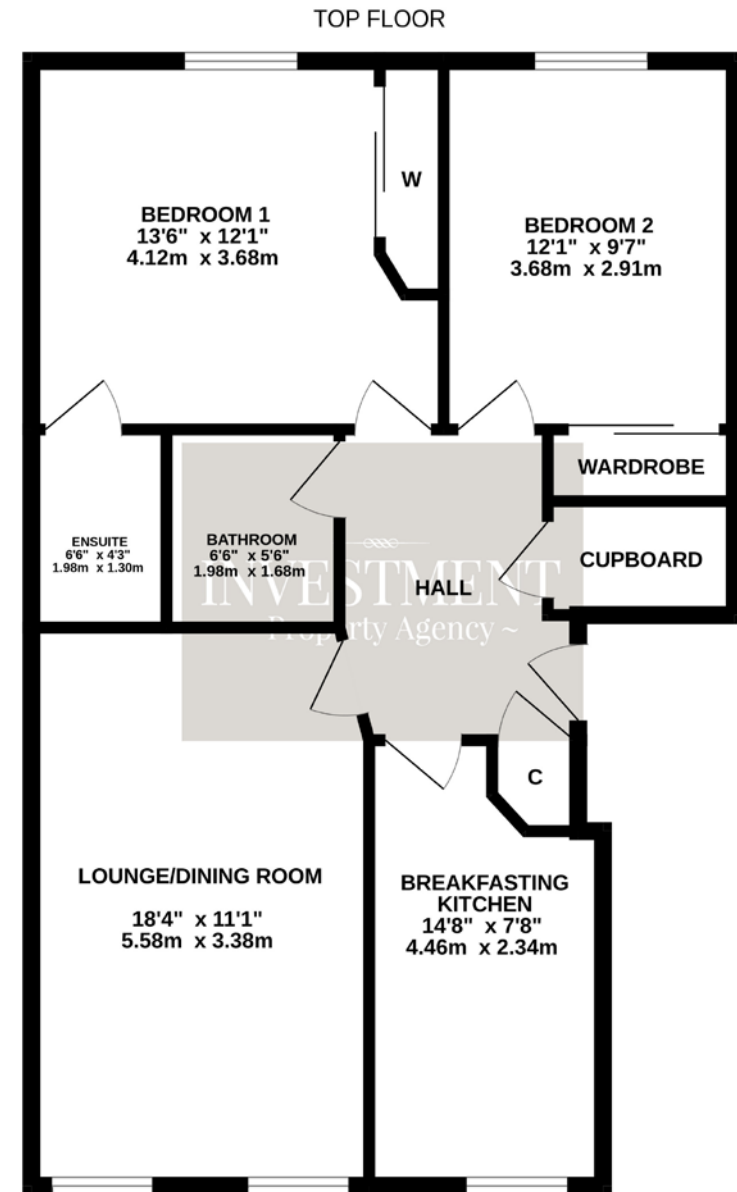
Please note there is an annual factoring fee of approximately £800 which includes buildings insurance and general maintenance of the development.

Energy Performance Rating

C







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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