



44/1 FREDERICK STREET

NEW TOWN, EDINBURGH, EH2 1EX

D.J.ALEXANDER
Sales & Lettings

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 563 SQ FT  Permit Parking

PROPERTY OVERVIEW

- Prime central New Town location
- First-floor position
- Generous one-bedroom accommodation
- Spacious sitting/dining room
- Fitted kitchen
- High ceilings, ornate cornicing and feature fireplace
- Modern shower room
- Useful loft space providing additional storage

A beautifully presented one-bedroom first-floor flat occupying an enviable position on Frederick Street in the heart of Edinburgh's sought-after New Town. The property combines attractive period proportions and traditional detailing with modern, practical finishes.

The impressive sitting/dining room is the principal living space, offering generous proportions, high ceilings, ornate cornicing, a feature fireplace and excellent natural light. The room provides ample space for both seating and a dining area. The separate kitchen has been thoughtfully fitted with light grey cabinetry, complementary worktops and blue metro-tile splashbacks. The spacious double bedroom benefits from excellent built-in storage, attractive period detailing and a large window, creating a bright and comfortable space. A modern shower room completes the accommodation, featuring a generous shower enclosure, wash hand basin and WC.

Further benefits include an additional loft space above the bathroom, which is an excellent practical feature, offering useful storage that is particularly valuable in a city-centre property. Externally, on-street permit parking can be found on surrounding streets.

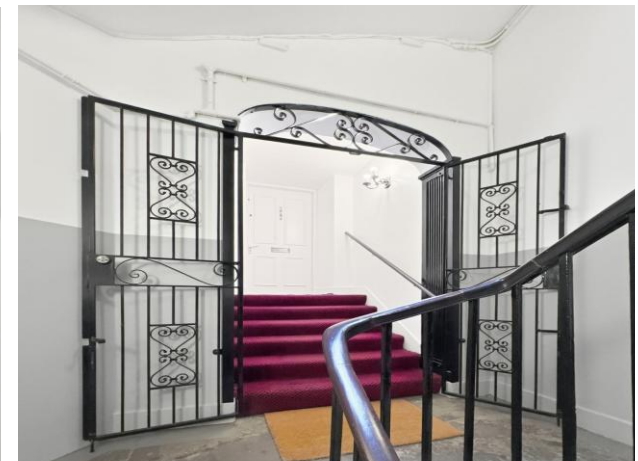


LOCATION

Frederick Street occupies a superb central position within Edinburgh's prestigious New Town, placing an extensive range of shops, cafés, restaurants, bars and professional services immediately on the doorstep. George Street and Princes Street are both within easy walking distance, while the surrounding New Town streets provide an exceptional choice of independent boutiques, dining venues and everyday amenities. The property is also well positioned for access to Edinburgh's principal commercial and cultural destinations, with the wider city centre easily accessible on foot and excellent public transport connections nearby.

Extras

All window furnishings (curtains, curtain poles, blinds etc), floor coverings, light fixtures, and appliances (both integrated and free standing) are included in the sale. No warranties or guarantees will be provided.





Elliot Sharkey

Sales Valuer

Viewings

By appointment with DJ Alexander, 1 Wemyss Place, Edinburgh, EH3 6XD

0131 652 7313

propertysales@djalexander.co.uk

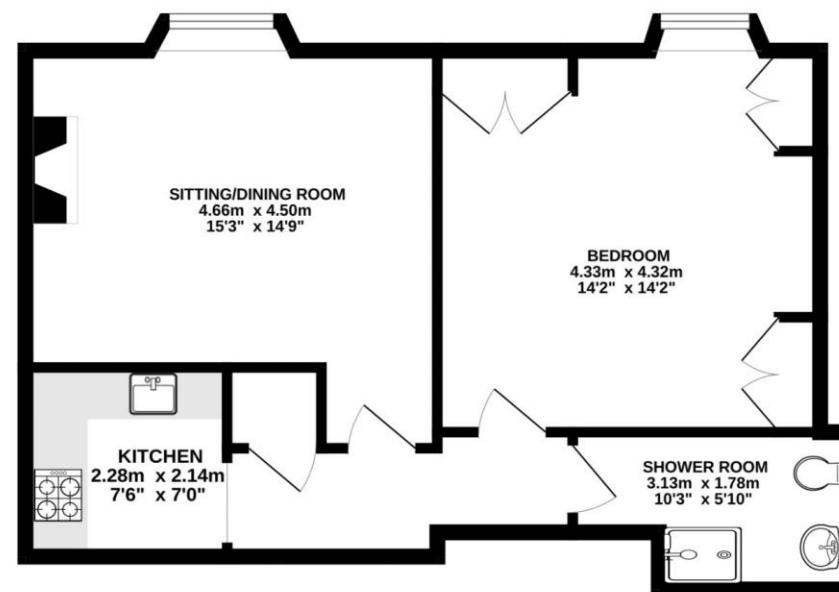
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- 1: These particulars do not form part of an offer or a contract of sale.
- 2: All statements contained herein are believed to be correct but are not guaranteed and interested purchasers must satisfy themselves as to their accuracy.
- 3: Any interested party should request their solicitor to note an interest with the Selling Agents. In the event of a closing date being set the seller(s) shall not be bound to accept the highest or any offer.
- 4: Measurements and distances are approximate and intended only as a guide. All plans are not warranted or to scale.
- 5: All services and appliances have not been tested for efficiency or safety and no warranty is given

1ST FLOOR
52.3 sq.m. (563 sq.ft.) approx.



44 FREDERICK STREET

TOTAL FLOOR AREA: 52.3 sq.m. (563 sq.ft.) approx.

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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Under the HMRC Anti Money Laundering legislation, all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds and required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.

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