

**EXCEPTIONAL APARTMENT WITH PRIVATE PARKING LOCATED IN THE HEART OF THE CITY CENTRE**

2F, 6 CASTLE STREET, EDINBURGH, EH2 3AT



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EDINBURGH, EH2 3AT

### Location

Castle Street lies in the heart of the retail and commercial centre of Edinburgh within the historic New Town, a UNESCO World Heritage Site. The development is situated in an enviable location on the south west of Castle Street and close to Princes Street, Princes Street Gardens and the iconic Edinburgh Castle.

George Street is a short walk away with a mix of chic boutiques, whilst additional luxury shopping is available close by at Maltrees Walk and in the fashionable West End. A full range of facilities and local amenities is also available in nearby Stockbridge, with a variety of delicatessens and local independent shops, as well as the cosmopolitan Broughton Street with its range of popular bars, restaurants and shops.

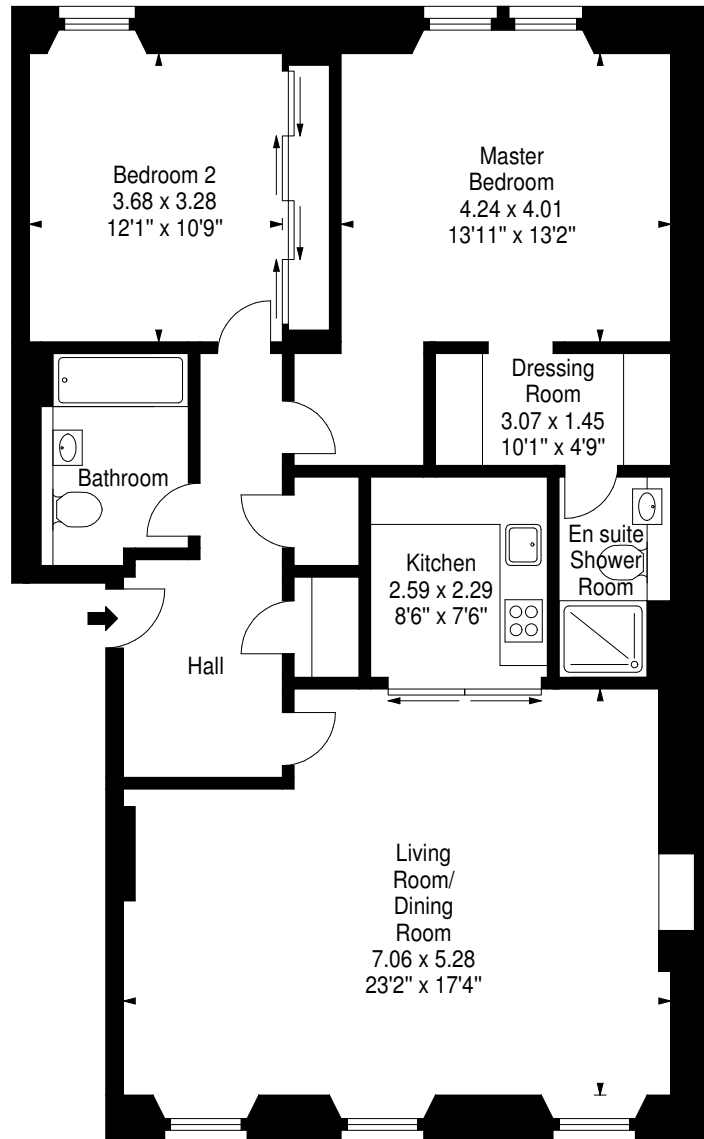
A wide variety of amenities are also close at hand, including the King's Theatre and The Playhouse, a choice of gyms, as well as the art galleries of Dundas Street and the wide range of shops along Princes Street. There is excellent road access to both the east and west with easy links to the A1, A90 and Edinburgh International Airport, whilst Waverley Train Station, and both tram and bus terminus are within easy walking distance.

The prime central location makes this an ideal property for any buy to let investor or for use as a city centre pied a terre.



## FLOORPLANS

Gross internal area (approx) 105.63 sq.m (1137 sq.ft)



### Second Floor

For Identification Only. Not To Scale.  
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### Accommodation

This beautiful dual aspect apartment is situated on the second floor of no. 6 Castle Street and offers wonderful accommodation comprising reception hallway with storage and utility space, a beautiful public room with feature fireplace and three magnificent windows overlooking Castle Street, stylish kitchen, master bedroom with dressing room and en suite, second bedroom and bathroom.

The elegant German kitchen is by Pronorm and is set behind striking glass doors. It has seamless stone worktops, glass splashbacks and a full complement of excellent quality integrated Siemens appliances, including combination fan oven and microwave, induction hob, extractor, fridge freezer and dishwasher. A washer dryer is also located in the utility space off the hallway.

There are two well-proportioned bedrooms, with a beautiful custom fitted dressing room and en suite to the master bedroom and extensive fitted wardrobes to the second bedroom. There is a luxurious bathroom and beautifully appointed en suite both with Duravit and Hansgrohe fixtures and Italian porcelain tiling.

The apartment is accessed off a shared stairway which has key pad entry and there is a video entry system for visitors to the apartment.

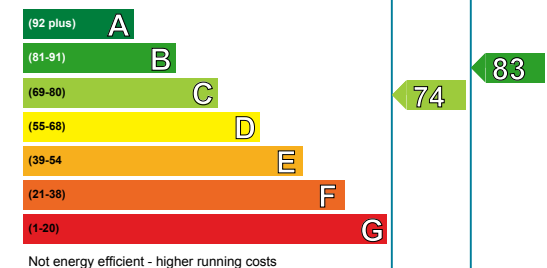
The apartment has been newly converted and has therefore been comprehensively refurbished throughout. The standard of fixtures is exceptional and of a tasteful and contemporary style. The property is truly in walk-in condition, with high quality engineered oak flooring, plush carpeting and elegant LED light fittings included.

Heating and hot water is provided via a combi-boiler and is controlled via a Nest smart thermostat system for maximum convenience. There are radiators to reception rooms and bedrooms and heated towel warmers and electric underfloor heating to the bathroom and en suite. The property is wired for Sky+ and has CAT 6 data cabling to the living room and bedrooms and central home media hub for telephone and broadband to the apartment located in the utility space.

In addition this apartment has the significant benefit of it's own private parking space to the rear, accessed via Rose Street South Lane.

### Energy Efficiency Rating

Very energy efficient - lower running costs



**Factor**

The building is factored and further details can be obtained from the selling agents.

**Viewing**

Strictly by appointment with Savills - 0131 247 3700.

**Parking**

The property comes with a private parking space to the rear, accessed via Rose Street South Lane.

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**0131 247 3700**

**savills.co.uk**

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