DELIGHTFUL 2 BEDROOM GROUND FLOOR FLAT IN A MUCH SOUGHT AFTER LOCATION

9/1 Royal Circus
New Town, Edinburgh, EH3 6TL
Entrance hall • Open plan sitting/dining room and kitchen • Master bedroom with en suite bathroom • Second double bedroom • Shower room • Resident’s Permit Parking on application • Access to Circus Gardens on subscription • EPC Rating = D

Location
Overlooking private gardens, Royal Circus was designed by William H Playfair in 1820 as a pair of crescents spaciously disposed on opposite arcs of a great circle traversed by Circus Place. Category ‘A’ listed, 9 Royal Circus has beautifully proportioned accommodation with lovely open views of the central gardens to the front. Its tranquil location belies its close proximity to the city centre while nearby Stockbridge has an excellent range of local amenities including banks, library, swimming baths, local and specialists shops and schooling. The property is also well located for access to Waverley Station, the Tram terminus, the Royal Botanic Garden and a fine choice of private schools on the north side of the city. The occupier is entitled to access to the private gardens opposite the property, upon subscription.

Description
9/1 Royal Circus is a delightful ground floor flat set within an impressive Georgian townhouse. The property is beautifully presented and elegantly proportioned throughout, offering spacious, comfortable and light accommodation throughout. With both south east and north west aspects the property benefits from an abundance of natural light through much of the day. Having been modernised in recent times, there are a range of high quality modern fixtures and fittings successfully blended with many charming period features, including the delicate plasterwork and working shutters.

Fixtures & Fittings
All fitted floor coverings, blinds, light fittings and white goods are included in the sale.

Listing
The property is Category A listed and lies within the New Town Conservation Area.

Home Report & Energy Performance
A copy of the full Home Report and Energy Performance Certificate is available on request.

Viewing
Strictly by appointment with Savills - 0131 247 3770.

Possession
To be by mutual agreement.

Offers
Offers must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection.

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