

2 GLOUCESTER PLACE

NEW TOWN, EDINBURGH



savills





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NEW TOWN, EDINBURGH, EH3 6EF

Outstanding and immaculately presented main door corner flat on Gloucester Place, in Edinburgh's New Town



Prominent position on the corner of India Street and Gloucester Place

Three bedrooms and two bathrooms

Impressive kitchen with high specification finishes

Elegant drawing room with dual aspect

Access available to India Street Gardens

Over 2100 sq ft of prime accommodation

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DESCRIPTION

An incredible A listed main door flat on the corner of India Street and Gloucester Place. This property has been meticulously refurbished to the highest standard and offers unrivalled accommodation in one of the most sought after streets in the New Town.

The property is entered through a main door with remote and video entry. The main drawing room has a prominent corner position with dual aspect and views of India Street gardens. This room benefits from a fireplace with an AGA multi fuel stove and a sisal carpet.

The German designed kitchen is extremely spacious and boasts matt glass fronted doors, Siemens appliances, a large Bora induction hob with integrated extractor, steam microwave and oven and full height fridge and freezer. A large side unit cleverly incorporates a wine fridge, wall mounted TV and wall and base units. There is space for a large dining table and chairs.

There are three excellent double bedrooms. The principal bedroom benefits from a stylish and contemporary en-suite shower room with a large waterfall shower, which can be controlled via Bluetooth, and underfloor heating.

Additionally, the flat has an exceptional bathroom with large walk in shower and free standing stone bath. This room includes top of the range Crosswater fixtures and fittings, a brushed brass towel rail, numerous mood lighting settings and underfloor heating.

Additionally, the flat has a fully fitted laundry room with fully wired comms cupboard and two large storage cupboards accessed from the hallway.

The owners have installed the very best technology available within the flat, with remote access to heating, lighting, security, music controls and more. There are data points and TV connections throughout the property with the capability for Sky TV. A full demonstration is available by appointment with Savills.

Externally, the property has two under pavement cellars and access to India Street pleasure gardens.

LOCAL INFO

Gloucester Place lies at the bottom of India Street on the fringes of Stockbridge, arguably the most sought after area of the New Town.

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 specialist shops and schooling.

The property is also well located for access to Waverley Station, the Royal Botanic Garden and a fine choice of private schools on the north side of the city.

The street has dedicated residents' parking for which a permit can be obtained from the Council.



GENERAL REMARKS

Viewings

Strictly by appointment with Savills - 0131 247 3738.

Additional information

The property benefits from access to India Street Gardens.

EPC Rating = D

Fixtures & Fittings

Standard fixtures and fittings are included in the sale.

Servitude rights, burdens and wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

Offers

Offers, in Scottish legal form, must be submitted by your solicitor to the Selling Agents. It is intended to set a closing date but the seller reserves the right to negotiate a sale with a single party. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Brochure prepared October 2020.







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195.55 SQ M – 2,105 SQ FT

CELLARS – 13.94 SQ M – 150 SQ FT

FOR IDENTIFICATION ONLY. NOT TO SCALE.



Ground Floor

Lower Ground Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		