

Outstanding two bedroom, two bathroom apartment

Drummond Place, New Town, Edinburgh, EH3 6PN



Offers Over £695,000



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About this property

24 Drummond Place is a meticulously refurbished apartment in a highly desirable part of Edinburgh's New Town. The property forms part of an elegant A-listed townhouse and benefits from having open views south over private resident gardens and north towards The Firth of Forth.

The entire apartment has been carefully refurbished throughout and now offers modern accommodation with elegant fixtures and finishes throughout. Quietly tucked away to the rear of the property, are two double bedrooms. The principal bedroom suite benefits from a walk in dressing room with built in illuminated wardrobes, leading to a stylish contemporary bathroom. The bathroom benefits from underfloor heating, twin wash hand basins, WC and bath with shower overhead. This room has a large skylight overhead and ceiling spotlights creating a light and airy feel. There is a separate shower room accessed from the hallway with large walk in shower, stylish tiling and underfloor heating.

In addition, there is a separate home office room with built in desk space ideal for home working. This property benefits from CAT6 data points and USB/c sockets. These have been cleverly installed at desk level in the home office.

The living space in the apartment is exceptional, with a large sitting room with leafy outlook to the front connecting via double doors to an open plan kitchen/dining room.

The sitting room benefits from fine period features with detailed ceiling cornicing, ornate fireplace with multi fuel fire and twin sash and case windows. This room is particularly spacious and can be kept separate to the kitchen or opened up via the double doors. There is also a built in window seat enjoying a southerly overlook over Drummond Gardens. The kitchen can be accessed from the hallway or the sitting room. It is German design with high specification integrated Siemens appliances, Quooker tap, bespoke quartz worktop and wine cooler. There is ample space for a dining area next to the window to enjoy far reaching garden views. In addition, there is a separate utility room which incorporates the boiler, storage, a clothes pulley and plumbing for washing machine. Residents can gain access to Drummond Gardens for which an annual subscription is payable.

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Plans

Approx. gross internal floor area

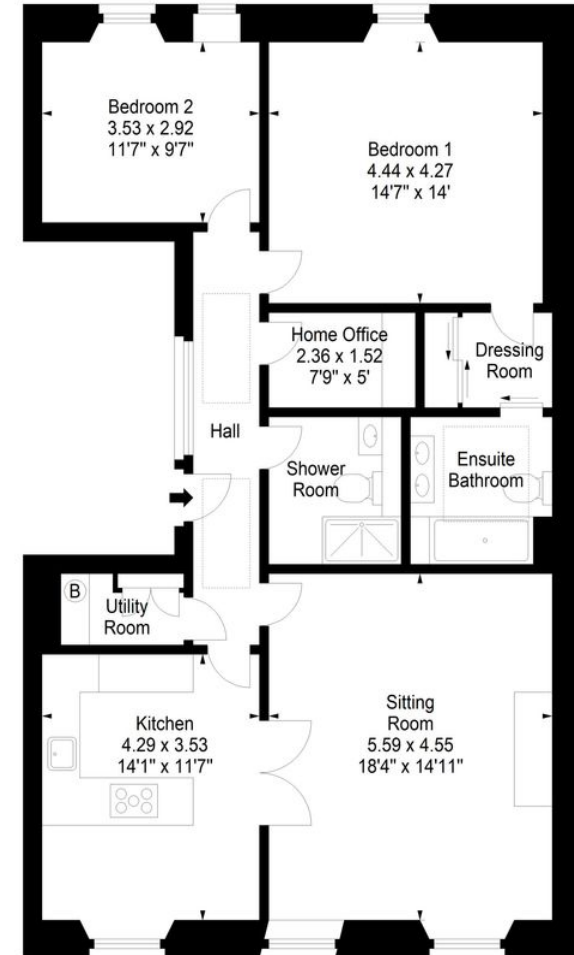
1,105 sq ft

**Flat 3,
24 Drummond Place,
Edinburgh,
Midlothian, EH3 6PN**



Gross internal area (approx)
102.65 sq.m (1105 sq.ft)

For Identification Only. Not To Scale.
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Second Floor

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Key Information

Local Authority

Edinburgh Council

Council Tax

Band = E

Tenure

Freehold

Services & Additional Information

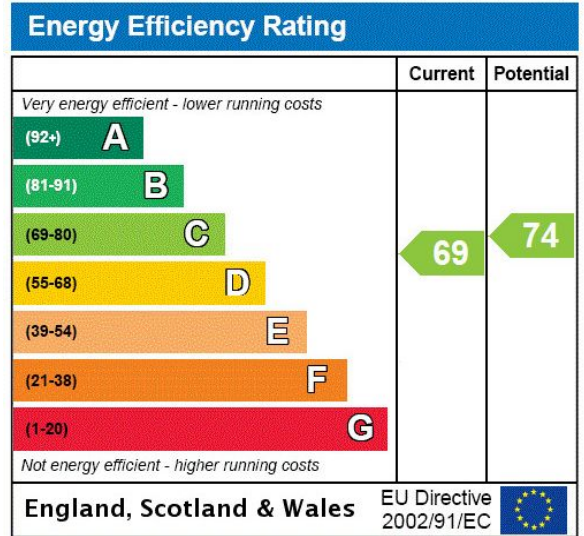
The sale includes new dishwasher, microwave combi, oven, fridge, freezer and light fittings, APP controlled NEST heating system.

The boiler is new and has a 10 year warranty.

EPC




EPC Rating = C

PROPERTY



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Enquire



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Edinburgh Town

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