

Thorntons

The right way to move



23C/5 Gayfield Square, New Town, Edinburgh, EH1 3NX

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NEW TOWN

EDINBURGH

Situated in at the foot of the New Town just off Elm Row, Gayfield Square enjoys a prime city location. Its excellent situation offers residents the finest amenities the capital has to offer, all within easy walking distance. On your doorstep you will find a superb choice of top-rated restaurants, cafés, fashionable bars, and clusters of small speciality shops. The New Town hosts world-class shopping outlets including Harvey Nichols and Multrees Walk at St. Andrew Square, while Princes Street is lined with all the top name High Street retailers. Nearby Broughton Street and Stockbridge both offer a unique village atmosphere and the independent outlets here are arguably some of the best in the country. A selection of some of Scotland's finest art galleries are all in close proximity including the National Portrait Gallery, the Gallery of Modern Art and the Scottish National Galleries. For days out, picnics or scenic walks, King George V Park is down the road with the tranquil Water of Leith at Stockbridge and the colourful Royal Botanic Gardens, both only a short walk away. Edinburgh boasts some of the best private schools in the country. Commuting to any part of the city or other parts of the country, this area offers an abundance of public transport services. The tram line runs from nearby York Place all the way to the airport. There are over 35 bus routes departing from the area and Waverly Station is within walking distance.







23C/5 GAYFIELD SQUARE

New Town

Enviably situated in a prime location at the eastern end of Edinburgh's prestigious New Town, this two-bedroom, first floor flat boasts beautifully proportioned, contemporary open-plan living, with fresh, neutral décor – a perfect blank palette for a new owner. Forming part of a modern Georgian-style building, nestled quietly within an elegant Georgian square surrounding a shared community garden, Gayfield Square is only a short stroll from the city centre, Elm Row and bustling Broughton Street, all offering a wealth of shops, bars, and eateries, it is the epitome of an idyllic Edinburgh city lifestyle.

Forming part of a modern development, with a pale sandstone frontage offering instant kerb appeal the flat is set quietly back from the pavement behind a wrought iron railing and is entered via a secure communal door. The welcoming entrance foyer in turn offers access (including via a lift) to the private entrance on the first floor, and into the long, airy reception hall. Here, the tone is set by soft neutral décor, and comfortable carpeting, which flows through the accommodation - a blank canvas for the new owner to put their own stamp on the property.







Directly ahead leads into the living room, an elegant space with an open rear aspect framed by a traditionally styled, large twelve-pane sash window. This beautifully proportioned room gives rise to ample space for a choice of comfortable seating and dining furniture, creating a perfect space for relaxing and entertaining, away from the bustle of city life. Separated by a half wall - a stylish broken-plan design - the room flows into the adjoining farmhouse-style dining kitchen. This cleverly designed space incorporates an area for a dining table and chairs, forming a natural flow between the two rooms, and perfect for socialising whilst cooking. Lit by a further large sash window, and with a practical wood-styled floor, the kitchen area incorporates a range of pale Shaker floor and wall mounted units, with a contrasting marble-styled worktop and warm-toned tiled splashback, neatly incorporating an integrated gas hob, oven, fridge freezer, dishwasher and washing machine.

The two double bedrooms, also offering the restful neutral décor, each boast similar proportions, and generous space for freestanding bedroom furniture, augmented by a fitted double wardrobe with luxurious mirrored doors. They share a modern, three-piece family bathroom, with a white suite including a bath with an electric shower over, and a WC-suite. Finally, a hall cupboard completes the generous, well designed accommodation in this ideal city centre dwelling. The property benefits from efficient gas central heating and conservation-style double glazed windows, ensuring year-round warmth and comfort.

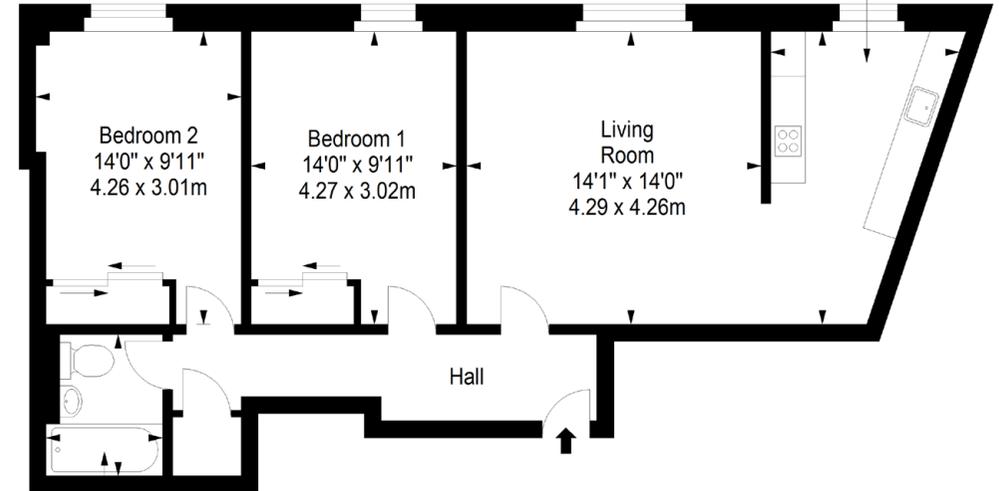
Externally, the classically designed Gayfield Square boasts a large, central communal garden, an ideal, leafy space for relaxing whilst enjoying the flow of city life. Calton Hill, with its open views of the city skyline, is just a short stroll away. There is controlled parking, with residents' permit (Zone 6) in the square and surrounding areas.

Extras: All fitted floor coverings, light fittings, curtains, blinds and integrated appliances are included in the sale. Other items of furniture can be included by separate negotiation.



First Floor
Approx. 67.9 sq. metres (730.9 sq. feet)

Dining Kitchen
14'0" x 9'4"
4.26 x 2.84m



Bathroom
6'9" x 5'6"
2.07 x 1.68m

Total area: approx. 67.9 sq. metres (730.9 sq. feet)

FEATURES

- Outstanding city location
- Modern, Georgian-style building
- First floor flat with lift access
- Contemporary open plan living
- Communal entrance foyer
- Welcoming reception hallway
- Generously proportioned living room
- Broken-plan dining kitchen
- Two, well balanced double bedrooms
- Three-piece family bathroom
- Proximity to community gardens
- On-street permit parking
- GCH & conservation-style double glazing
- EPC Rating - C

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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

