



**5 NELSON STREET  
EDINBURGH**

**SOLD!**

A lovely bright third floor, purpose built, flat forming part of a mid terraced Georgian building situated in the very heart of the New Town

Generous family accommodation and fine views to the west

*Accommodation comprises*

Reception hall, drawing room, study, dining room (third bedroom), two further double bedrooms, kitchen/breakfast room, bathroom

Coal cellar

Gas fired central heating

Entryphone system

Access to Queen Street Gardens



#### **SITUATION:**

Nelson Street forms part of the New Town Conservation Area and is situated within easy walking distance of the city centre. There are a variety of local shops nearby, as well as restaurants, wine bars, art galleries, a cinema complex and the Playhouse Theatre. A short stroll takes you down to cosmopolitan Stockbridge and the Water of Leith.

The Royal Botanic Garden, Inverleith Park and the Queen Street Gardens provide nearby leisure facilities and there are excellent schools both in the private and public sector, all close by.

#### **DESCRIPTION:**

No 5 is an original top floor flat forming part of a mid terraced Georgian building dating from 1812. It lies in the heart of the Second New Town, Reid & Sibbald's grand scheme for the early 19th century expansion of Georgian Edinburgh. The flat has a wealth of authentic and reinstated period features, including detailed corning and dado panelling, astragal windows with working shutters, door cases, timber floors and handsome fireplaces in the principal rooms.

New windows have been installed and there are some fine views towards Fife.

A welcoming hall gives access to the twin windowed drawing room with study off and a double bedroom to the front. A second bedroom and the dining room (or third bedroom) are situated to the rear of the flat. The bathroom has high quality fittings and the kitchen/breakfast room is well laid out for modern family living. There is access to Queen Street Gardens subject to a modest annual fee.

## **ACCOMMODATION**

The flat is approached via a stone staircase to the third floor, with overhead cupola and double front door.

### **Hall**

19'1 x 5'7 5.84m x 1.71m

An L-shaped stone flagged hall with cornice and picture rail. Entryphone handset. Shelved cupboard and further cupboard housing the meters. Arched fan window and ceiling arches. Radiator. Telephone socket.

### **Drawing Room**

21'9 x 15' 6.63m x 4.58m

Twin aspect astragal windows with fine views to Fife. Decorative cornice and picture rail. Dado panelling. Coal effect gas fire in tiled fireplace with black marble surround. Polished timber floor. Wall press. Overhead chandelier type light. Two radiators. Telephone socket. TV socket.

### **Study**

7'2 x 6' 2.19m x 1.81

An internal room off the drawing room providing useful study space. Telephone socket and Broadband access.

### **Principal Bedroom**

17' max x 14'8 5.19m x 4.49m

Twin astragal windows to the front. Decorative cornice and picture rail. Dado panelling. Open fireplace with magnificent carved gesso mantel and surround. Door casing with plate shelf. Polished timber floor. Shelved wall press. Overhead chandelier type light. Telephone socket.

### **Kitchen/Breakfast Room**

13' x 9'10 max 3.97m x 3.01m max

Excellent range of maple base and wall units with contemporary chrome handles and tiling behind. Stainless steel sink and drainer. Stainless steel Baumatic 4-ring gas hob with extractor fan and fan assisted electric oven. Plumbing for dishwasher. Breakfast bar with fridge and freezer below. Suspended track lighting. Radiator. Amtico floor.

### **Utility Cupboard**

Plumbing for washing machine. Ferroli combination boiler. Small window.

### **Bedroom 2**

9'8 x 11'4 2.97m x 3.46m

Astragal window to the rear. Plain cornice. Pedestal wash hand basin with tiled splashback. Laminate floor. Radiator.

### **Dining Room**

(Bedroom 3)

15'3 x 11' 4.65m x 3.36m

Astragal window to the rear. Decorative cornice and picture rail and dado panelling. Tiled fireplace. Wall press. Radiator. Telephone socket.

### **Bathroom**

Panelled bath with overhead electric Mira shower. Pedestal wash hand basin and WC. Three quarter tiling to two walls. Radiator. Amtico floor. Skylight.

## GENERAL REMARKS

### Fixtures and Fittings:

Only items specifically mentioned in the Particulars of Sale are included in the sale price.

### Services:

Mains water, drainage electricity, and telephone (subject to BT regulations). Gas fired central heating

### Local Authority:

City of Edinburgh Council, City Chambers, High Street, Edinburgh EH1 1YJ. Tel 0131 200 2000

### Outgoings:

Council Tax Band Category F.

### Viewing:

By appointment through Rettie & Co, 1 India Street, Edinburgh EH3 6HA. Tel: 0131 220 4160.

### Offers:

Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co at 1 India Street, Edinburgh, EH3 6HA. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

### Entry:

By Arrangement.

### Selling Agents:

Rettie & Co, 1 India Street, Edinburgh EH3 6HA.

Tel: 0131 220 4160. Fax: 0131 220 4159.

Email: mail@rettie.co.uk, website: www.rettie.co.uk.

62 Pall Mall, London SW1Y 5HZ.

Tel: 020 7839 0888. Fax: 020 7839 0444.

Website: www.thelondonoffice.co.uk

### Solicitors:

Warners, 22 Patrick Square, Edinburgh EH8 9EY.

Tel: 0131 662 4747.

### Particulars and Plans:

These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

### Closing Date:

A closing date by which offers must be submitted will probably be fixed later. Anyone who has informed the selling agents in writing that they intend to make an offer will be sent a letter drawing their attention to the closing date.

### Internet Web Site:

This property and other properties offered by Rettie & Co can be viewed on our website at [www.rettie.co.uk](http://www.rettie.co.uk) as well as our affiliated websites at: [www.thelondonoffice.co.uk](http://www.thelondonoffice.co.uk)/[www.propertyfinder.com](http://www.propertyfinder.com).

### Servitude Rights

#### Burdens & Wayleaves:

The property is sold subject to and with the benefits of all servitude rights, burdens, reservations and wayleaves including rights of access and right of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylon, 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 held to have satisfied himself as to the nature of all such servitude rights and others.

### Misrepresentations:

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.
2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements that he has satisfied himself as to the content of each of the said statements by inspection or otherwise, and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.
3. Any error, omission or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.





# RETTIE AND CO.

## Important Notice:

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/ verification.

2. Nothing in these particulars shall be deemed to be any statement that the property is in good structural condition or otherwise nor that the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase.

3. The photograph(s) depict only certain parts of the property. It should not be assumed that all contents/furnishings/ furniture etc photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. Please ask for further information if required.

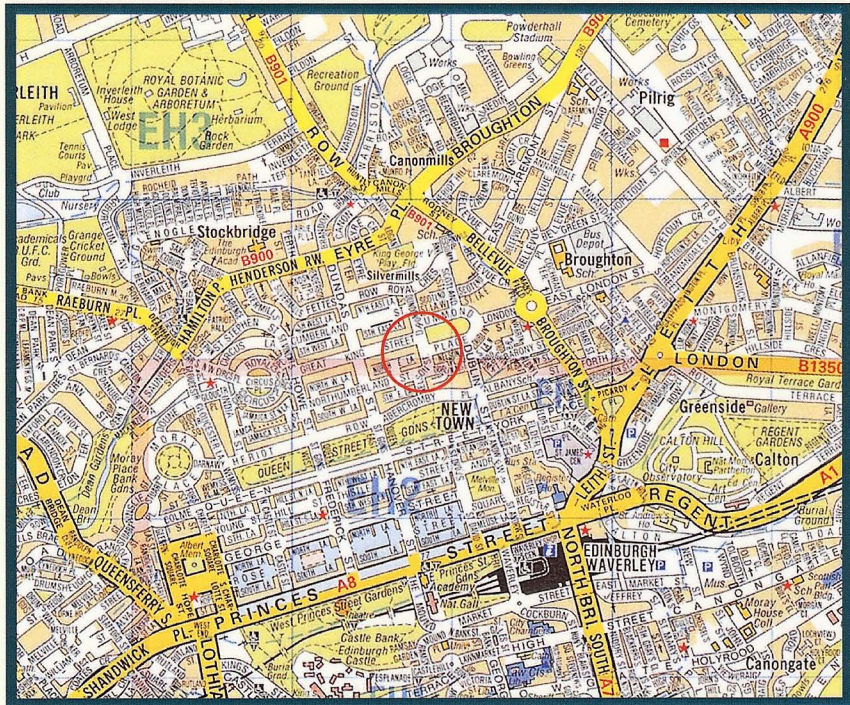
4. Any areas, measurements or distance referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.

5. Where any reference is made to planning permissions or potential uses such information is given by Rettie & Co in good faith. Purchasers should however make their own enquiries into such matters prior to purchase.

6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match any expectations you may have of the property.

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