



Howe Street, Edinburgh

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

1F 27 Howe Street Edinburgh, EH3 6TF

An elegant first floor 3-bedroom
Grade B listed flat in the heart of the
prestigious Georgian New Town

Edinburgh Waverley Station 1.1 miles (Glasgow
44 mins), Edinburgh Airport 7.6 miles, M90 (J1)
8.2 miles, M9 (J1) 8.9 miles, M8 (J1) 9.9 miles,
Glasgow 46 miles

Entrance hall | Sitting room | Study | Kitchen
Principal bedroom with en suite shower room
2 Further bedrooms | Family bathroom
Resident's permit parking | On-street parking
EPC Rating Band C

The property

1F 27 Howe Street is a handsome and spacious
first-floor apartment forming part of a fine
listed stone-built block in one of the city's
most desirable residential areas. The property
offers a range of versatile and light-filled
accommodation with a wealth of striking
retained period features, including refurbished
sash and casement windows, working shutters,
cornice, ceiling roses and wood panelling. It
also has a range of newer upgrades, including
a recently installed gas boiler, all windows and
entrance door with a new draught proofing
system and a modern kitchen with deluxe
appliances.

The characterful entrance hall with its useful
fitted store cupboard introduces the airy high-
ceilinged accommodation and flows naturally
into the generous sitting room. This elegant and
sociable space with its working feature fireplace,
provides the ideal spot for entertaining guests
and relaxing, with a bright aspect. Adjacent
is an adaptable and bright study, a potential
fourth bedroom or a dining area. The kitchen is
well-appointed, with a wide selection of stylish
contemporary handleless wall and base cabinetry
and worksurfaces, along with a range of modern
integrated appliances, including double ovens,

an inset stainless-steel sink and a gas hob, with
plenty of space for dining with a view.

The property enjoys three charming bedrooms
with fine Georgian features, two of which have
feature fireplaces. The principal room benefits
from the use of an en suite shower room, with
a modern family bathroom well-serving the
additional bedrooms.

Outside

The property has convenient access to resident's
permit parking. It enjoys a fine frontage, with
easy access to the bustling city centre and its
wealth of amenities and green spaces. The
vendor has held key access to the Queen Street
Gardens West which can be applied for and is
subject to a small yearly fee.

Location

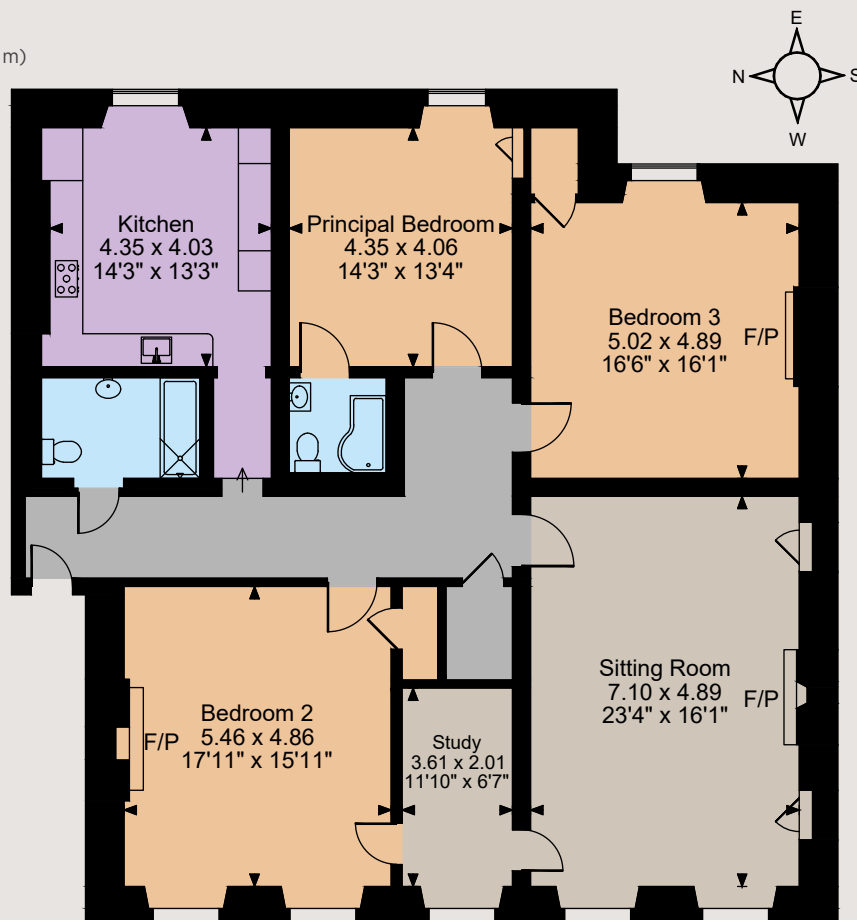
Edinburgh's esteemed New Town is a UNESCO
World Heritage Site enjoying easy access to St
James Quarter, thriving Stockbridge and the
retail and commercial city centre in Princes
Street, George Street and Lothian Road, along
with Haymarket Train Station and the tram link.

A wealth of shopping, cultural, educational,
recreational and sporting facilities are on hand,
including the Drumsheugh Private Swimming
Baths, the Edinburgh Sports Club, Dean Tennis
Club and the Modern and Dean Art Galleries.
Green spaces include The Royal Botanic
Gardens, Inverleith Park and the Water of Leith
Walkway. Waverley Rail Station offers regular
rail links to Glasgow, Inverness, Aberdeen and
London, with convenient road connections via
the M8, M9 and M90 motorways.





Floorplans
House internal area 1,959 sq ft (182 sq m)
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.
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Directions

From Strutt & Parker's Edinburgh office, head west on George Street, taking the fourth exit at the first roundabout and the first exit at the next onto Fredrick Street. Proceed onto Queen Street Gardens West and continue straight on to Howe Street, where the property will be on the left in just under 500 feet.

General

Local Authority: The City of Edinburgh Council

Services: Mains water, electricity, gas and drainage. Gas central heating.

Council Tax: Band F

Fixtures and Fittings: Items included in sale: all fitted carpets, all roman and roller blinds and the wardrobes in rear bedroom. Items not included in sale: all light fittings, curtains and poles in sitting room and the "lion" door knocker.

Tenure: Freehold

Offers Over: £695,000

Maintenance: There is no associated maintenance charge for this property. Ongoing maintenance and upkeep tasks including regular cleaning, refurbishment works etc are discussed and shared among all of the owners within the building.

Edinburgh

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Over 45 offices across England and Scotland, including Prime Central London

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