

ATIVA  
PROPERTY

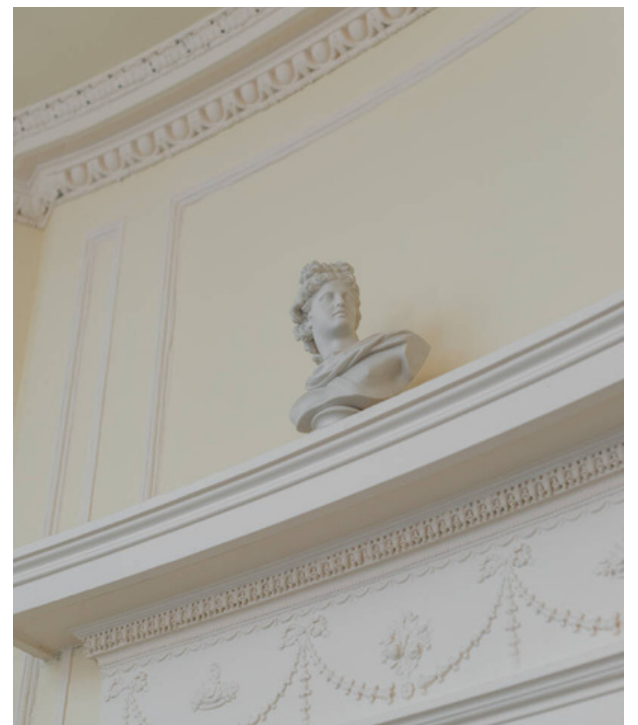
*New Listing*

30A YORK PLACE, EDINBURGH, EH1 3EP



# GEORGIAN ELEGANCE

SOUTH-FACING DRAWING ROOM



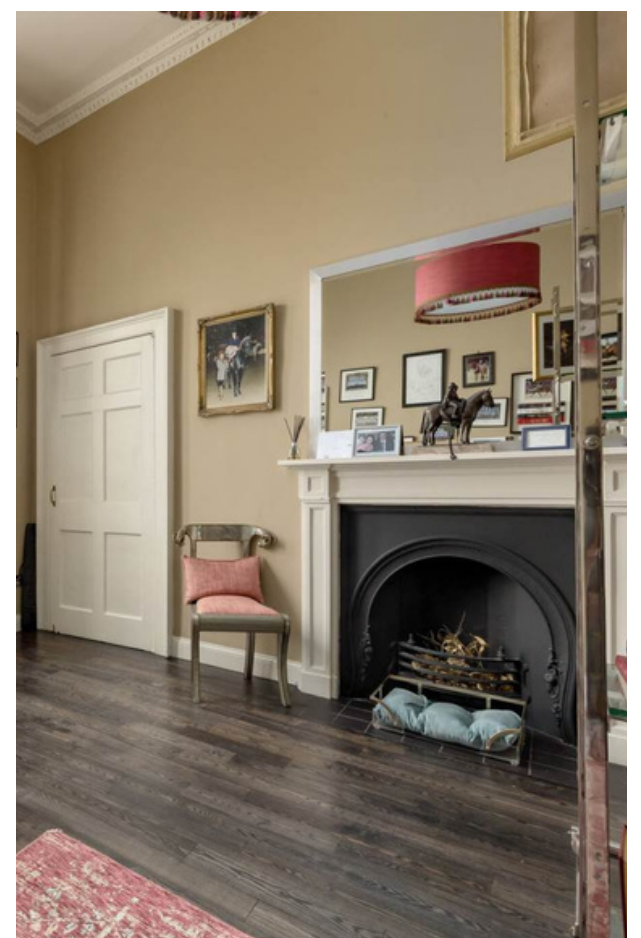
APPROX 265 SQM





# SPACE TO RELAX

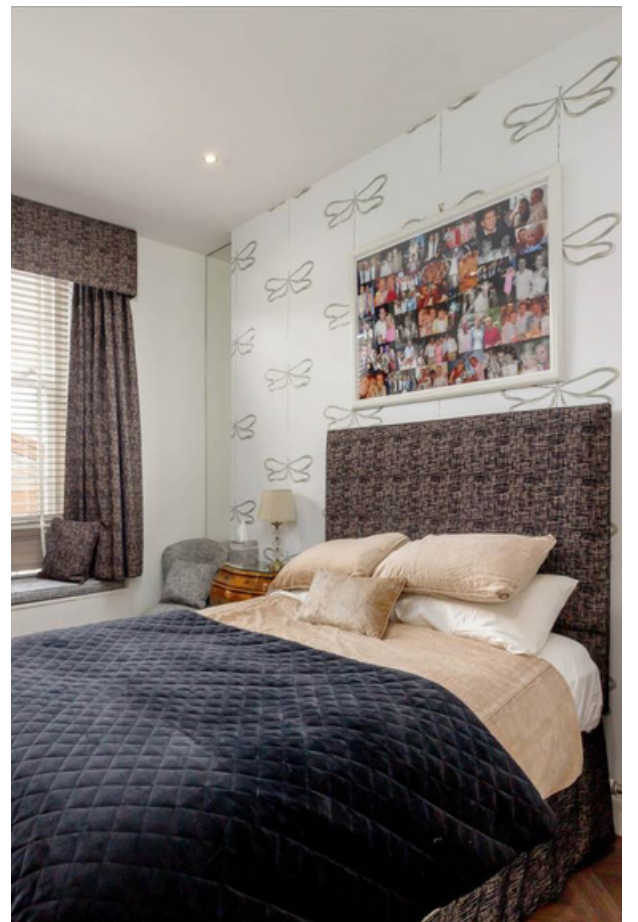
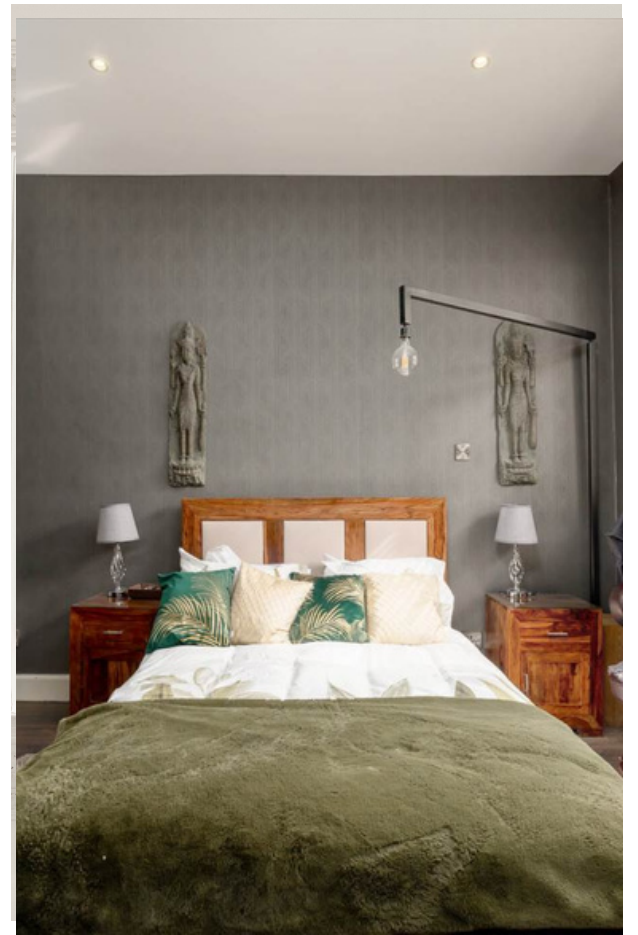
TWO FURTHER SITTING ROOMS





# RELAX & UNWIND

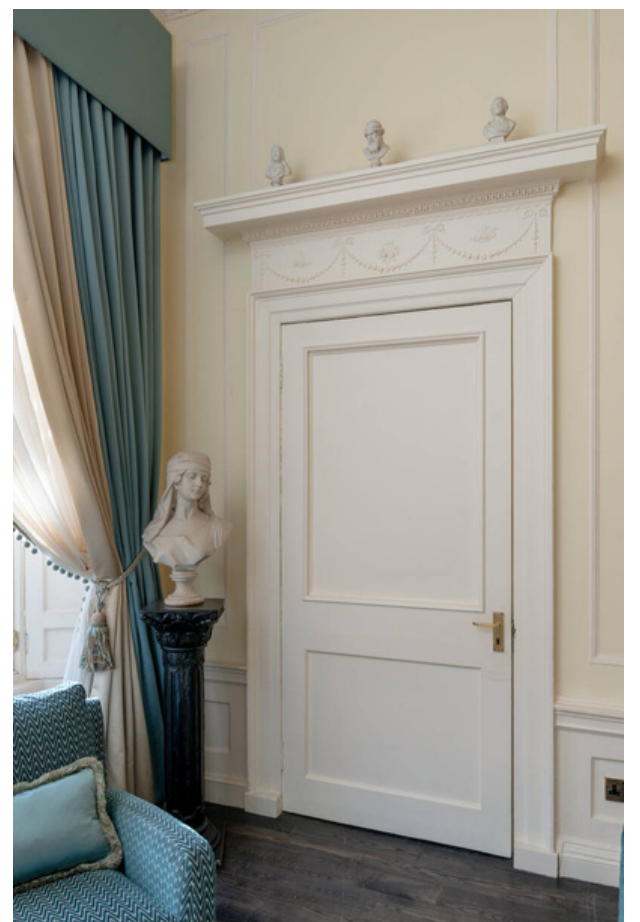
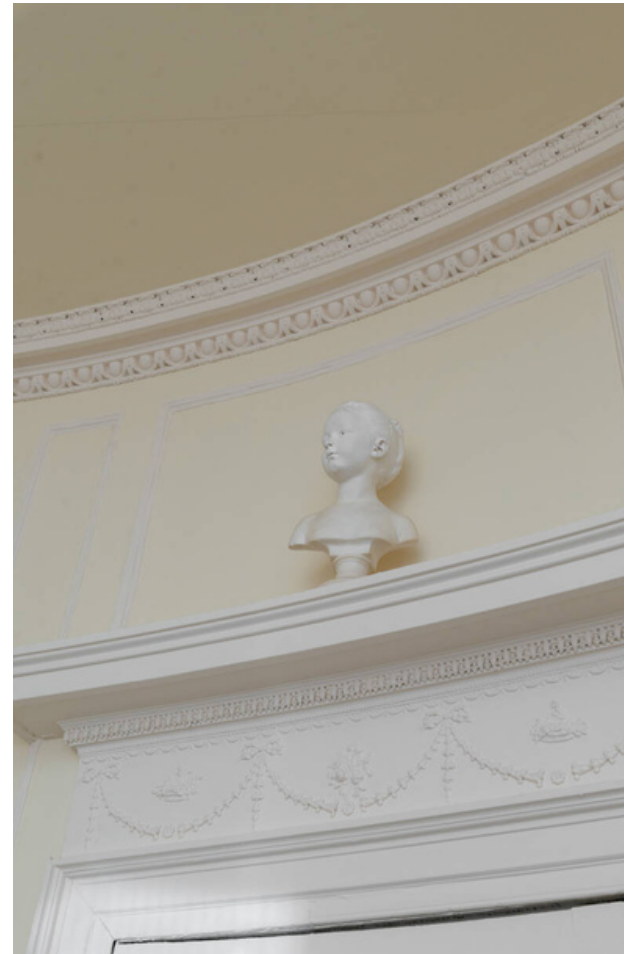
FOUR DOUBLE BEDROOMS, TWO EN-SUITE





# PERIOD FEATURES

CHARMING & ORIGINAL





# SPACE TO ENTERTAIN

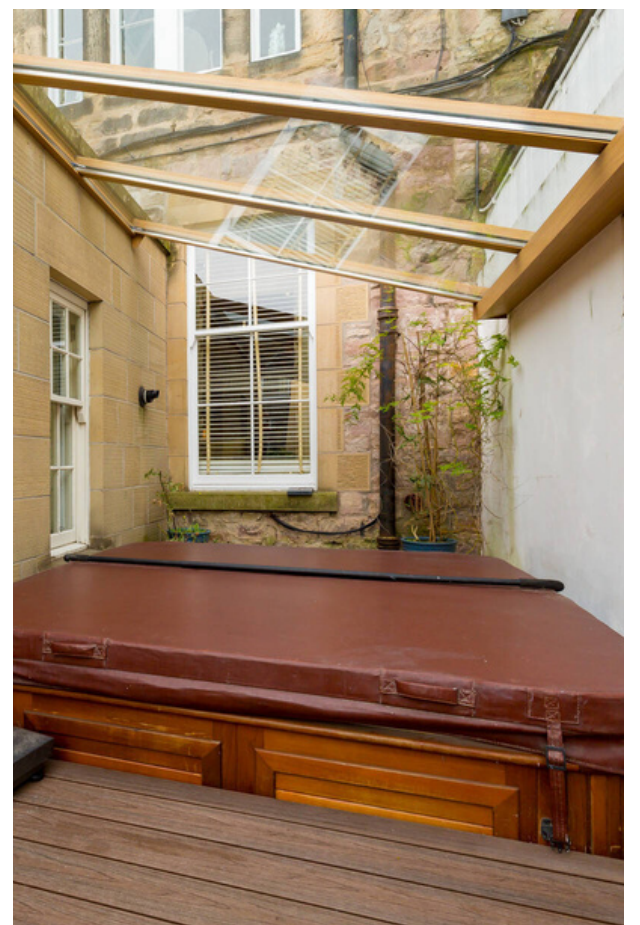
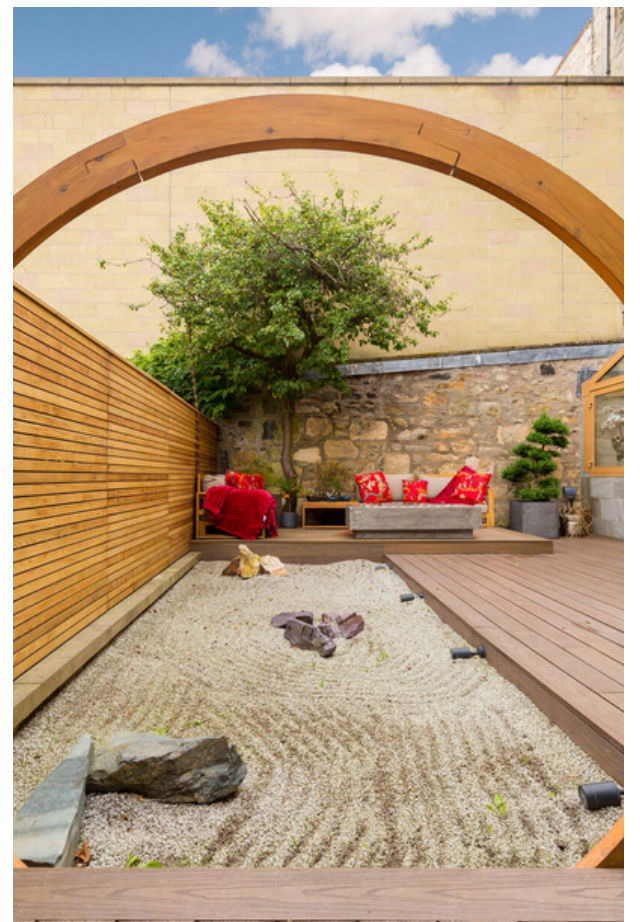
CHARMING & ORIGINAL





# OUTDOOR LIVING

PRIVATE, ENCLOSED GARDEN WITH JACUZZI





# CONSERVATION AREA

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## EDINBURGH'S NEW TOWN



30a York Place is an elegant ground/garden level apartment within a converted Georgian Town House - a much-loved family home, located in the heart of Edinburgh's New Town Conservation Area.

The property includes a private, enclosed garden and Jacuzzi area with direct access to a single garage located on Dublin Street Lane.

The property comprises, a bright and airy, south-facing drawing room with an abundance of period features, four beautifully styled double bedrooms, three bathrooms (two en suite), two further sitting rooms, and a modern open-plan kitchen with a bright conservatory dining area.

To the rear of the property is a Japanese-inspired garden ideal for alfresco dining and entertaining.

York Place is just a short walk to the East End of Princes Street and the main shopping areas, including St James Quarter and Multrees Walk. These play host to many designer retail outlets such as Harvey Nichols. Broughton Street is just a minute's walk away and consists of an eclectic range of specialist shops, bars and restaurants.





## Cherished Memories...

We've thoroughly enjoyed living at 30a and watching our children grow up. This fantastic location has meant we're within easy walking distance to most of Edinburgh's fantastic attractions and amenities, and a short tram ride to Edinburgh airport.

We'll miss how homely, yet spacious, the flat is as well as the many evenings entertaining friends and family in the garden...

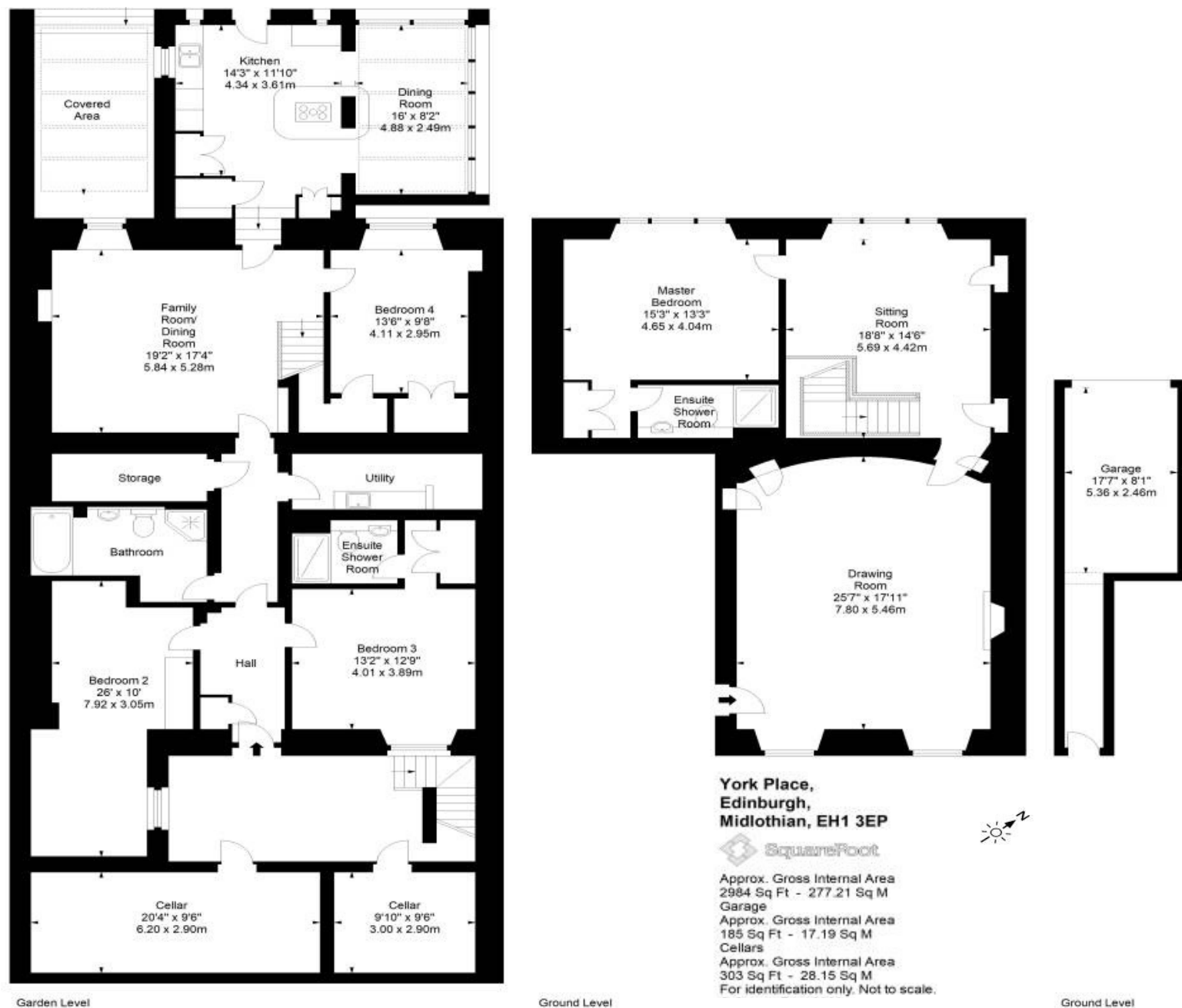
Gary & Cathryn

EPC RATING - C  
COUNCIL TAX BAND - G  
CONSERVATION AREA  
PERMIT PARKING



# MEASURING UP

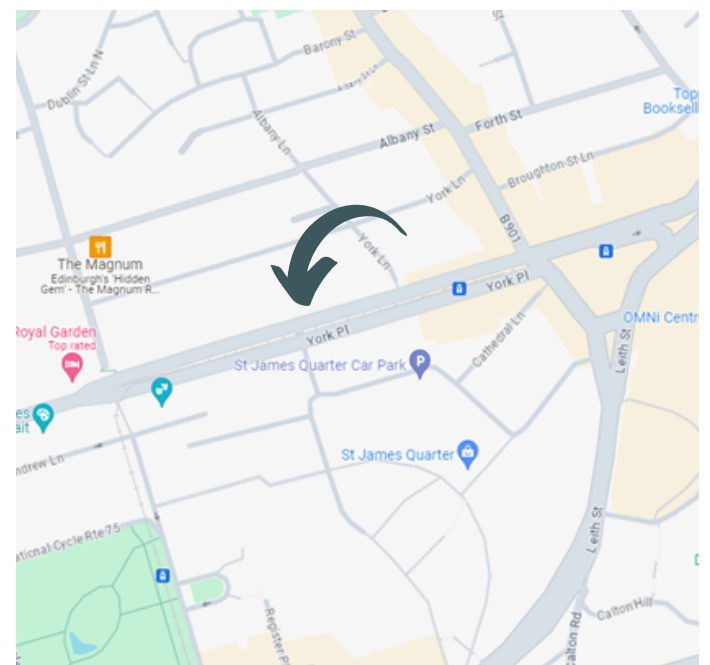
## THE PERFECT LAYOUT & LOCATION



NOTES OF INTEREST should be made via a solicitor, as soon as possible, to ensure interested parties are informed in the event of a closing date being set for the receipt of offers. Only formal offers made by a solicitor will be considered. All offers and notes of interest should be sent to [fiona@ativaproperty.co.uk](mailto:fiona@ativaproperty.co.uk). The seller is not bound to accept the highest, or any offer.

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FIONA  
VERNON  
DIRECTOR - MNAEA

**Interested in viewing?**

Get in touch with your preferred viewing time and date and we'll get back to you straight away.

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E [fiona@ativaproperty.co.uk](mailto:fiona@ativaproperty.co.uk)

W [ativaproperty.co.uk](http://ativaproperty.co.uk)

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GETTING IN TOUCH.





UK ANTI-MONEY LAUNDERING LEGISLATION requires that all offers to purchase a property either on a cash basis, or subject to mortgage finance, require the buyer to show satisfactory evidence of their source of funds and proof of their identity and address to the selling agent. This is required via original or certified documents.