

(Flat 20) 3 Elder Street, EH1 3BP

3 Bedroom – 3 – Council Tax:



£1.250.000 OffersInExcessOf



MURRAY & CURRIE
PROPERTY



Accommodation...

The Features...

The Property...

Luxury Seventh-Floor Three-Bedroom Apartment with Exceptional City Views and Two-Allocated Car Parking Spaces

Occupying a prime seventh-floor position within the prestigious New Eidyn development, this exceptional three-bedroom, three-bathroom apartment enjoys panoramic views across Edinburgh's iconic city skyline. The property comes with two private car parking spaces.

Finished to an exceptional standard, the expansive open-plan kitchen, living and dining space is the heart of the home. Floor-to-ceiling glazing floods the apartment with natural light while framing spectacular views across the city. The bespoke kitchen features stone worktops, premium cabinetry and a full range of integrated Miele appliances, creating a sophisticated space for both everyday living and entertaining.

The principal bedroom offers extensive fitted wardrobes and a luxurious en-suite bathroom complete with a luxury bath, walk-in shower and double vanity. The second bedroom also benefits from fitted wardrobes and a stylish en-suite shower room, while the third bedroom provides flexible accommodation, ideal as a



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FLAT 20, 3 ELDER STREET, EDINBURGH, EH1 3BP
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,648 SQ FT / 153 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92- A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

Scotland EU Directive 2002/91/EC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92- A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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Contact Details
 [[Company.DisplayName]]
 [[Branch.DisplayAddress]]
 [[Branch.LandPhone]]
 [[Branch.EMailAddress]]

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