

12/3 Chester Street, EH3 7RA

2 Bedroom – 1 – Council Tax: F



£445.000 Offers In Excess Of



MURRAY & CURRIE
PROPERTY



Accommodation...

- ⌘ Bathroom
- ⌘ Bedroom 1
- ⌘ Bedroom 2
- ⌘ Exterior
- ⌘ Kitchen
- ⌘ Kitchen/Living Area

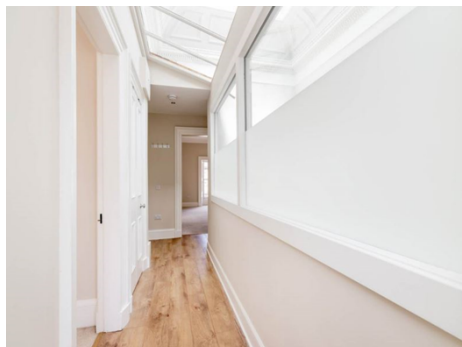
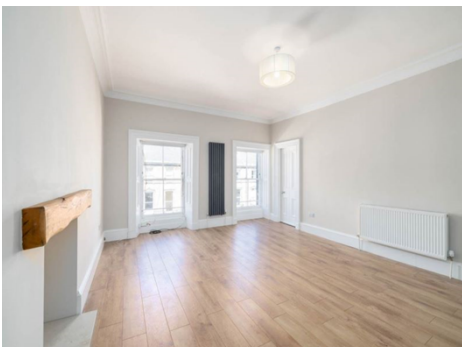
The Features...

- ⌘ Beautiful and spacious bathroom
- ⌘ Grand and well maintained communal entrance
- ⌘ Permit parking
- ⌘ Two large double bedrooms
- ⌘ Open plan kitchen dinner
- ⌘ Envidable location in West End Edinburgh

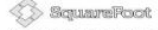
The Property...

Murray and Currie are thrilled to bring to market this immaculately presented two double bedroom apartment situated in one of Edinburgh's most sought-after locations with a wealth of cosmopolitan amenities within easy walking distance. This 2nd floor stunning property has been recently renovated throughout and provides the ideal blend of traditional features with a contemporary finish.

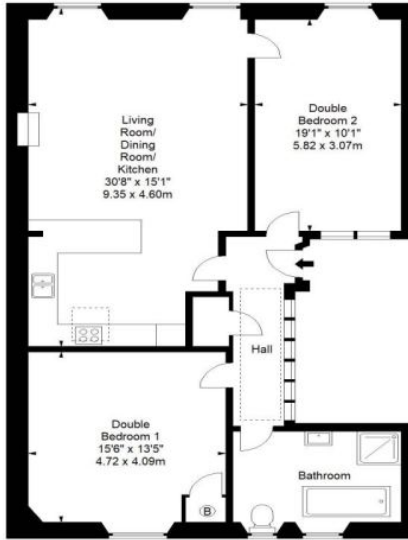
Entered via a recently renovated bright and airy communal area, 12/3 Chester Street provides delightful sunny accommodation offering a wealth of attractive features, but perhaps the best of which, is the generously proportioned kitchen/living area which boasts ample space for variety of furniture configurations. With beautiful wood flooring, neutral painted walls and ceiling together with twin windows and cupola which flood the room with natural daylight. The fully equipped stylish kitchen offers plenty of white gloss fronted contemporary upper and base storage units together with abundant worktop surface area. Furthermore, the kitchen benefits from high quality integrated appliances which are also to be included in the sale: fridge/freezer, washing machine and dishwasher, gas hob, electric oven and extractor hood.



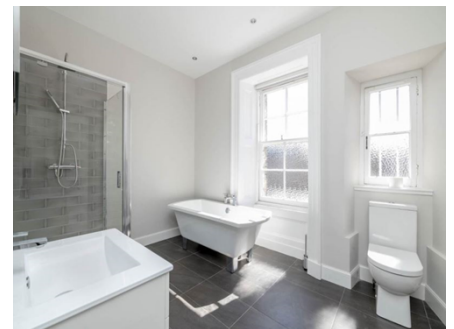
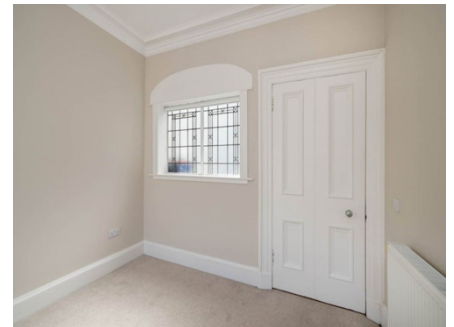
Chester Street,
Edinburgh,
Midlothian, EH3 7RA



Approx. Gross Internal Area
1049 Sq Ft - 97.45 Sq M
For identification only. Not to scale.
© SquareFoot 2022



Second Floor



Environmental Impact (CO₂) Rating

| | Current | Potential |
|---|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92- A | | |
| (81-91) B | | |
| (69-80) C | 76 | 86 |
| (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 | 77 | 84 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

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EU Directive
2002/91/EC



Contact Details

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