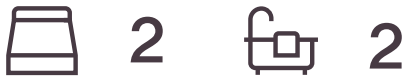


77 2F1 Rose Street New Town EH2 3DT

Step into luxury living with this newly converted 2 bedroom apartment, designed to perfection, offering the epitome of modern elegance. From the moment you enter, you will be captivated by the meticulous attention to detail and premium finishes.





A rare gem that combines luxury, location, and investment potential

- Floor to ceiling Italian large format tiled bathroom with exquisite Arblu bathroom fittings
- Luxury kitchen manufactured in Scotland with top of the range appliances
- Incredibly central with the Princess Street Garden's located nearby to the foot of Edinburgh Castle
- Double bedroom with Georgian style sash and case window
- Brand new apartment with high grade insulation and sound proofing
- Excellent rental potential

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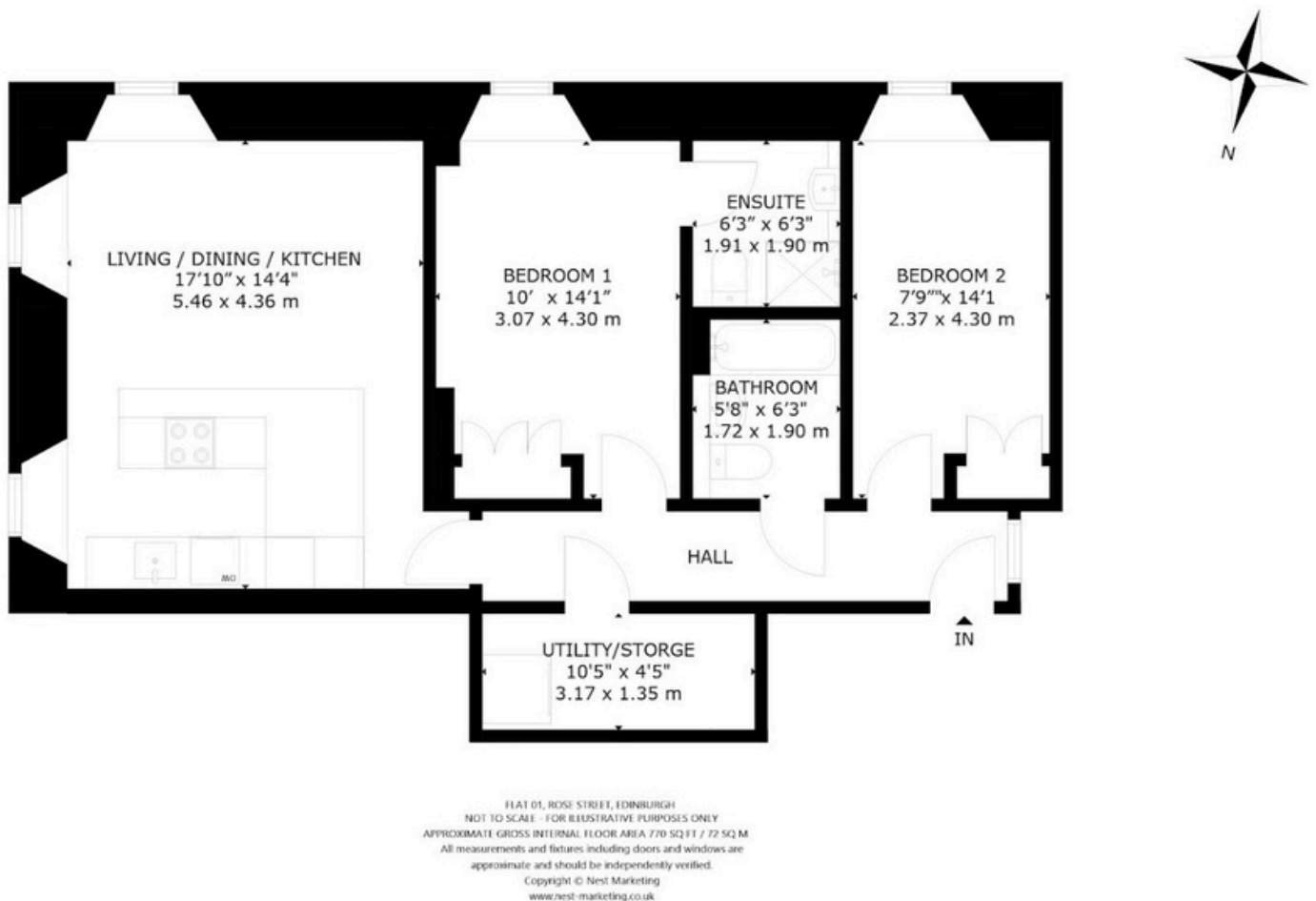


Illustration for identification purposes only, measurements are approximate, not to scale

To arrange a viewing, call
+44(0)131 287 5500 or email us
at hello@niksenproperty.com