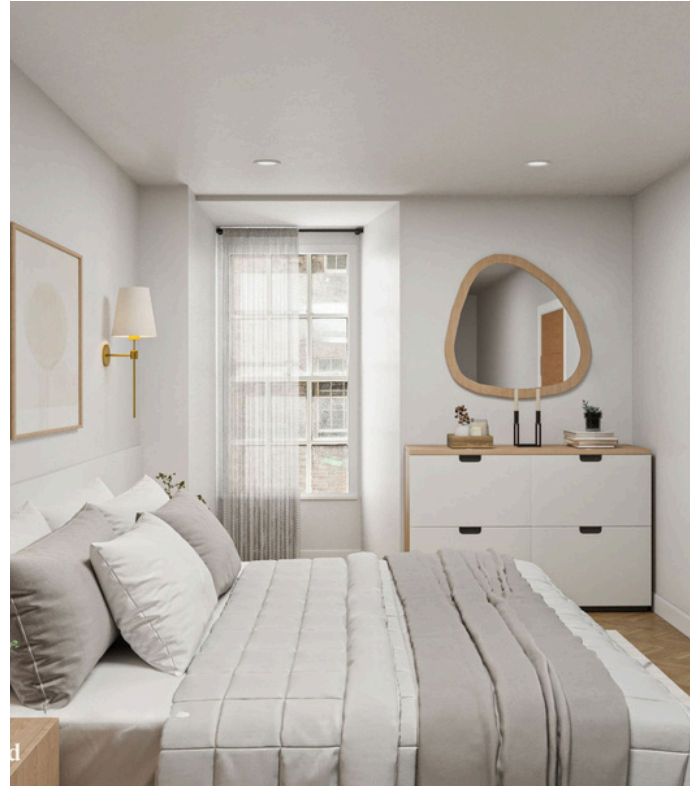


77 2F2 Rose Street New Town EH2 3DT

Step into luxury living with this newly converted 1 bedroom apartment with a study, 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.

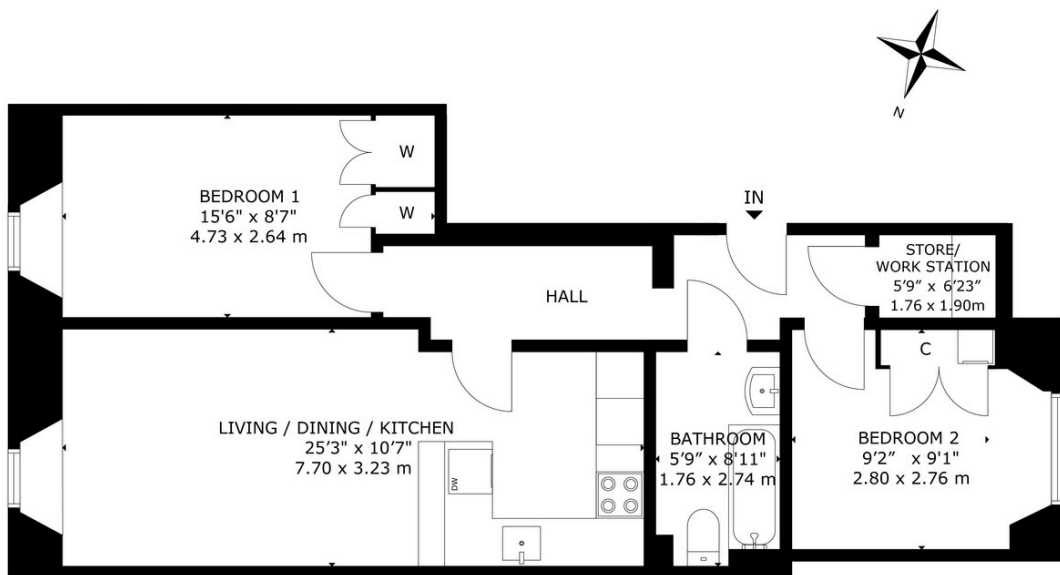




A rare gem that combines luxury, location, and investment potential

- 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
- Brand new apartment with high grade insulation and sound proofing
- Potential for short term lettings(subject to consent)
- Two bedrooms

77 2F2 Rose Street New Town, EH2 3DT



FLAT 02, ROSE STREET, EDINBURGH
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 678 SQ FT / 63 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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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