

New Town house sells for record price

Solicitor-estate agency, [Coulters](#) say they have sold a 6-bedroom town house in Edinburgh's New Town for a record price of £1m.

10 Claremont Crescent, a recently refurbished Georgian property, is the first property on that street, to reach a seven figure sum.



Coulters, which has two offices in the Scottish capital and is set to open a third in August, marketed the property for just four weeks before securing a buyer.

Mark Coulter, Chief Executive of Coulters, said: "Edinburgh's New Town is a much sought-after location and this property represented a unique offering. Having been completely renovated and finished to an exceptional standard, it offered the best of modern living combined with unique Georgian features.

"As experts on the Edinburgh property market, we have a clear understanding of the current market, and have seen properties regularly achieving selling prices in excess of their Home Report (HR) valuation. In this case, we achieved a sale significantly above the HR Value.

"Due to our availability – we are the only capital Estate Agent to be accessible 24 hours a day – we were able to offer

flexible viewing appointments and our proactive approach and drive to achieve the best price for our client, helped deliver this amazing result.”

Spanning 4,366 Sq Ft, 10 Claremont Crescent offers extensive family accommodation over three floors. The upper levels provide panoramic views over the city and the new owners will have access to the communal Claremont Crescent Gardens. The property also features a drawing room, two en-suites, a family bathroom and two WC's, family room, utility room and access to storage space courtesy of two outdoor cellars.

The property, which was previously a Guest House, was purchased by a developer earlier this year, who carried out a complete overhaul and refurbishment, installing a designer kitchen, fixtures and fittings. The town house was finished in a neutral and minimalist style, providing a blank canvas for the new owner to put their own stamp on the home.