



lindsays

66 (3F2) East Claremont Street,
New Town, Edinburgh, EH7 4JR

"an elegant and spacious top floor flat which retains superb original features and enjoys beautiful views"

- Hall with good storage
- Elegant twin windowed sitting room
- Fully fitted dining kitchen
- Three double bedrooms
- Bathroom
- Sash & case style double glazing
- Communal garden to the rear
- Residents permit parking

EPC Rating F

FIXED PRICE £425,000

£25,000 BELOW HOME REPORT VALUATION



Description

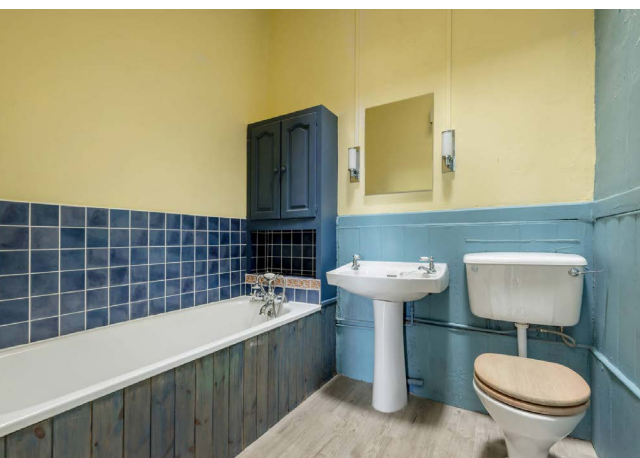
An elegant and spacious top floor flat situated within a traditional tenement located in the New Town conservation area. This delightful property retains superb original features including ornate cornicing, and enjoys views of Arthur's Seat, The Salisbury Crags and Calton Hill. In brief the accommodation comprises; hall with good storage, elegant twin windowed sitting room with feature fireplace and ornate cornicing, fully fitted dining kitchen, beautiful master bedroom with ornate cornicing and feature fireplace, two further double bedrooms, and bathroom.

Area

Located in Edinburgh's prestigious World Heritage Site of the Georgian New Town, East Claremont Street is only a few minutes walk from the retail and commercial centre of Edinburgh in George Street, Princes Street, St James Quarter, and a short journey from the West End commercial district. The property enjoys all the benefits of city centre living with a wide variety of shops, bistros and restaurants. Waverley Train Station and St Andrew Square Bus Station are also easily accessible. Nearby tram stops on York Place and McDonald Road provide a direct link to Edinburgh International Airport. The open spaces of the Royal Botanic Gardens, Inverleith Park and the Water of Leith are all within short walking distance. There are excellent local schools on the north side of the City both in the state and private sectors.

Viewing

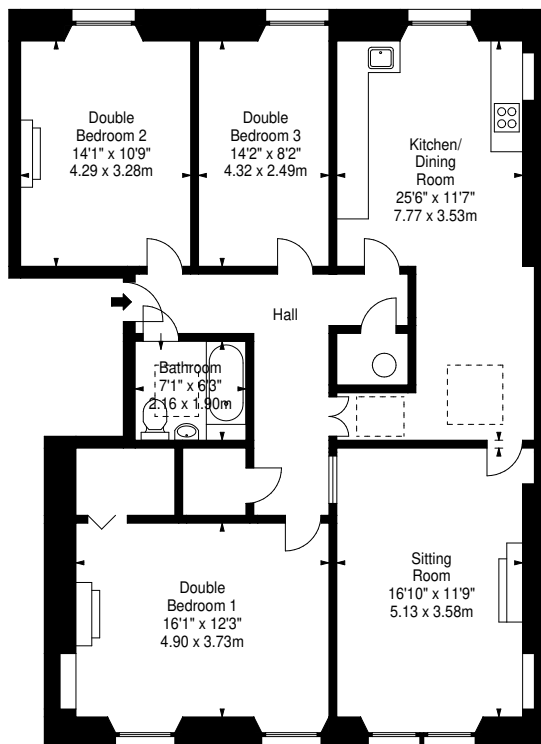
By appointment contact Lindsays – propertyadmin@lindsays.co.uk



East Claremont Street, EH7 4JR



Approx. Gross Internal Area
1278 Sq Ft - 118.73 Sq M
For identification only. Not to scale.
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Third Floor

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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.