



6C/1 Howe Street, New Town,
Edinburgh, EH3 6TD



CHARTERED FIRM



ELP 
Arbuthnott
McClanachan
solicitors & estate agents

ATTRACTIVE

ONE BED GARDEN FLAT



Attractive, one bedroom, garden flat forming part of a Georgian tenement, with a fantastic location in Edinburgh's New Town, a stone's throw from the vibrant Stockbridge, with its excellent range of independent shops, cafes, restaurants and a short walk into the city centre. This property has been nicely decorated throughout in neutral colours, has hard flooring and benefits from a quaint patio, fully enclosed by stone walls, to the rear, ideal for enjoying alfresco dining. The accommodation consists of a shared entrance, hallway, with storage, an open plan kitchen/dining/living room with smart, grey fitted units, appliances, plenty of space for dining and seating and patio doors open onto the private patio. There is a double bedroom, with a good-sized wardrobe, and a modern shower room, with a tiled floor. This is an ideal property for a first-time buyer or an investment opportunity.

- Shared entrance with entry phone
- Hall
- Open plan kitchen/dining/living room
- Double bedroom
- Shower room
- Storage heating
- Private patio
- Permit and meter parking





NEW TOWN

The New Town is situated in the heart of the City Centre and boasts an enviable range of local amenities. The local area has lovely open spaces including Calton Hill, one of the City's most popular attractions and Holyrood Park, a wonderful spot for an afternoon stroll and outdoor activities. The new St James Quarter is within a short walk of the property, offering a new shopping complex, a luxury hotel, a multi-screen cinema and restaurants. There is an excellent choice of cultural activities in the vicinity including Playhouse theatre, Vue cinema and art galleries. The property is well within reach of excellent public transport services such as the tram with direct links to Edinburgh Airport and Edinburgh Waverley is located within walking distance with direct routes to London.



Extras

All fitted floor coverings, blinds, light fittings, hob, microwave/convection oven, washing machine, fridge and the wardrobe are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

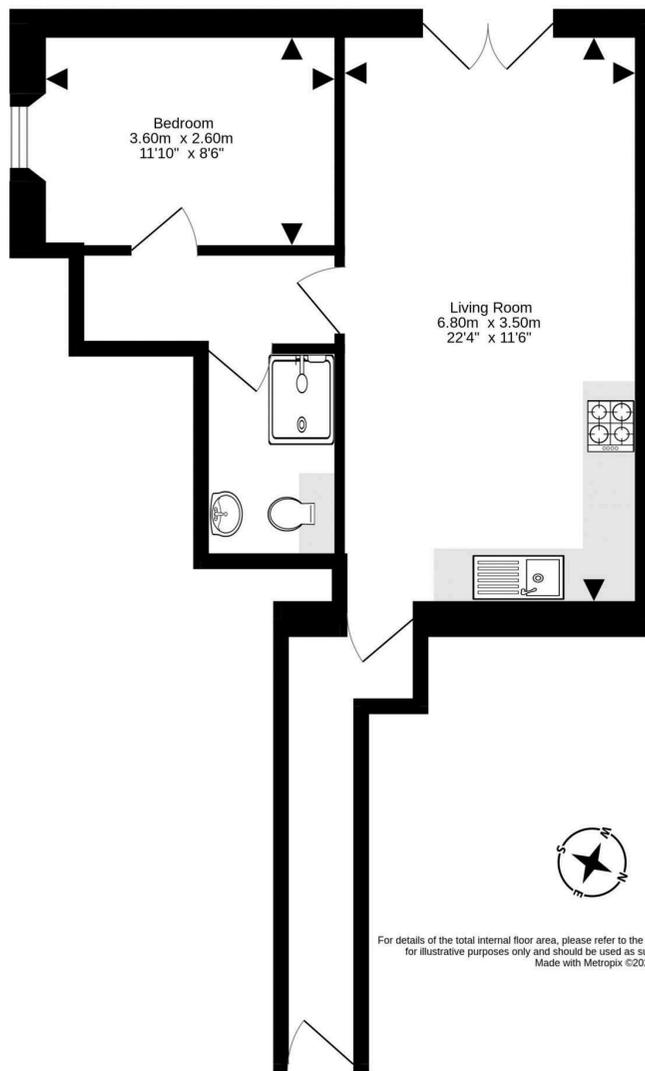
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Home Report Valuation

£270,000

EPC Rating

D



Estate Agency & Conveyancing ♦ Wills & Powers of Attorney ♦ Executory Estates
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ēspc

89 Main Street, Davidsons Mains, Edinburgh EH4 5AD ♦ DX 657 Edinburgh ♦ t: 0131 312 7276 ♦ f: 0131 312 6029
e: property@elpamsolicitors.co.uk ♦ w: www.elpamsolicitors.co.uk

Also at: 98-99 Ferry Road, Leith, Edinburgh EH6 4PG ♦ DX 550874 Leith ♦ t: 0131 554 8649 ♦ f: 0131 554 8648

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