




## 2F2 (Flat 4), 3 Leopold Place, Edinburgh, EH7 5JW

Exceptionally Spacious & Beautifully Presented, Two Bedroom. A-Listed, Second-Floor Flat with Superb Views

Up to date price and viewing info at [mov8realestate.com/property](https://mov8realestate.com/property)

**espc** rightmove  **Zoopla**  
find your happy



# Property Description

Exceptionally spacious and beautifully presented, two-bedroom, second-floor flat, with impressive south-facing views of Calton Hill. Forming part of a traditional category 'A' listed Georgian tenement, located in Edinburgh's desirable Hillside, within a conservation area, just minutes from the city centre.

Comprises an entrance hallway, living room, dining/kitchen, two double bedrooms, a flexible box room/study and a bathroom.

This attractive period property includes tall ceilings and generous room sizes, twin windows to the front, ornate cornice work, and traditional-style fireplaces.

Features include a modern fitted kitchen and bathroom, gas central heating, case and sash windows, working shutters, and window covers to keep out drafts and noises. In addition, there is superb storage provision, including a walk-in dresser, built-in storage cupboards, and a basement storage unit on the ground floor.

Externally, there is ample zoned and metered street parking to the front and on surrounding streets, with excellent public transport links.

A welcoming entrance hall affords access throughout, including a convenient storage cupboard, and features quality flooring continuing throughout the majority of the property. A stunning living room is set to the southerly-facing front, with twin windows overlooking the leafy grounds of Hillside Crescent and Calton Hill beyond, whilst features include cornice plasterwork, a wood-burning stove, a built-in storage cupboard and access to a study/box room, providing a flexible space for a potential dining room if desired. Set to the rear, a stylish kitchen offers space for dining, whilst modern fitted units include wood effect worktops, a sink with a drainer, a tiled surround, and an integrated electric hob and a double oven.

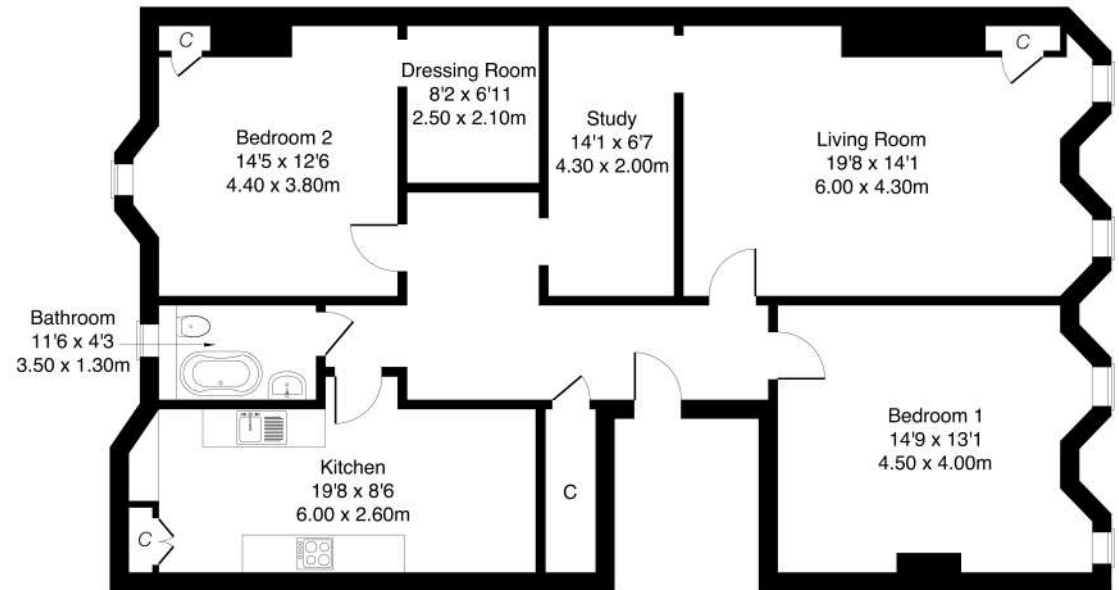
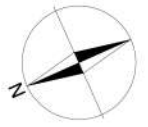
Bedroom one is set to the front, tastefully finished with light decor, southerly-facing twin windows, a traditional-style fireplace surround, and ornate cornice work. While bedroom two is set to the rear, similarly well-finished, with light decor, a spacious walk-in dresser, ornate cornice work, a traditional-style fireplace surround and a built-in cupboard. Completing the accommodation, the bathroom is fitted with a modern suite including a rainfall showerhead over the bath, tiled splash walls and a ladder-style radiator.

All white goods, some light fittings and large furniture are available for inclusion in the sale by separate negotiation.



**3/4 Leopold Place, Edinburgh, EH7 5JW**

Approximate Gross Internal Area: (1259 sq ft - 117 sq m.)



**Legal Disclaimer :** Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.









# Area Description

Hillside is a high-amenity area with fine period architecture, lying within walking distance of the city centre's restaurants, shopping facilities and attractions, as well as the Omni Centre with a multi-screen cinema and The Playhouse Theatre. Leith Walk, Elm Row and nearby Easter Road and Broughton Street offer a good range of local shopping facilities, with a cosmopolitan selection of cafés, bars, and restaurants within a short radius. Edinburgh's historic Old Town and New Town are easily accessed, with extensive high-street shopping available on both Princes Street and George Street, as well as the new St James Quarter. The recently completed state-of-the-art Meadowbank Sports Centre is within close proximity, providing a range of sports facilities; whilst Calton Hill, Holyrood Park and Arthur's Seat are all within walking distance and offer vast open green spaces for walks and recreation. Waverley Train Station is also close by, and frequent bus services operate from London Road and Elm Row; with the new tram extension now operating from Edinburgh Airport to Newhaven.













