



Fraser & Brooks Co W.S.

Solicitors, Notaries Public
and
Estate Agents

57 EAST LONDON STREET
EDINBURGH, EH7 4BW

Lying minutes from Broughton Street and St James Quarter, this beautifully presented three-bedroom main door New Town apartment benefits from period features, an immaculate interior design, and plentiful natural light. Positioned on the ground floor of a stonebuilt tenement, the front door opens into a welcoming entrance vestibule and then a hallway adorned with handsome wooden flooring and a calm colour palette. From here, the impressive living room awaits with sash and case windows overlooking East London Street. An elegant living and reception space bathed in natural light, it showcases polished wooden flooring, intricate cornicing and a striking black mantle and fireplace with black marble insert. Conveniently adjoining is a design-led kitchen featuring handcrafted and under-base-lit grey wall and floor cabinetry with gold-style hardware, complemented by white and grey brick-effect tiled splashback and butcher block worktops. Along with a Belfast sink, integrated appliances include a NEFF hob and oven. Returning to the hallway and peacefully situated at the rear is the stunning south-facing principal double bedroom. Boasting a sophisticated décor of plush grey carpeting and dark grey walls it exudes a relaxed ambience. Its appeal is further enhanced by the contemporary en-suite rainfall shower room featuring a hidden cistern WC, washbasin built into vanity, and a chrome towel radiator. At this side of the property is a further smaller bedroom with a similar tasteful interior design along with a stylish bathroom comprising of a hidden cistern WC, washbasin built into vanity, bath with a wall-mounted rainfall shower, and chrome towel radiator. Completing the accommodation is a third bedroom to the front.

Residents can access on-street permit parking at the front of the property.

VIEWING: PLEASE TELEPHONE SOLICITORS ON 0131 225 6226

Key features

- Traditional tenement main door apartment
- Fine period details
- Generous hallway
- Elegant living room
- Design-led kitchen
- Three bedrooms (one with en-suite)
- Modern bathroom
- Gas central heating
- On-street permit parking

Area

Situated in Edinburgh's prestigious New Town, the property enjoys a prime position. Minutes from cosmopolitan Broughton Street and Stockbridge residents can access a wonderful array of bars, restaurants, cafès, and shops. Supermarkets such as Tesco at Canonmills, Waitrose at Comely Bank, and Sainsbury's at Craigleith Retail Park provide convenient shopping options. First-class retailers, entertainment, and eateries are also available at nearby St James Quarter and the OMNI Centre. Along with King George V Park, the stunning Royal Botanic Gardens and Water of Leith are on the doorstep. Other recreational opportunities include the refurbished Victorian baths at Glenogle Swim Centre, Drummond Lawn Tennis Club, and the historic Grange Sports Club. Primary and secondary schooling includes Broughton Primary School and Drummond Community High School. It is well-placed for some of the city's finest private schools including Edinburgh Academy, Fettes College, and George Heriot's School. Waverley Train Station, Edinburgh Bus Station, and the tram link to Edinburgh International Airport are a little over a fifteen-minute walk.

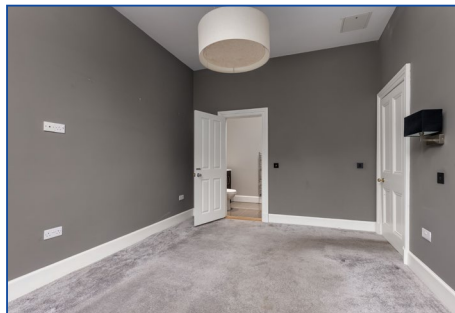
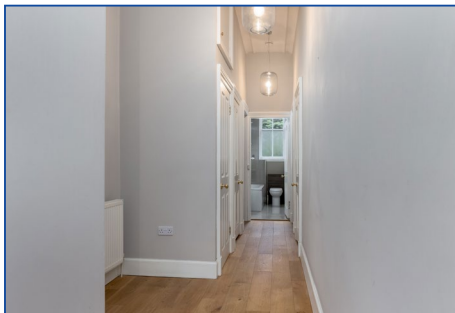
EPC Rating: D

Home Report

Please note that a Home Report has been carried out on the property. For further details or to view the Report please contact the Selling Agent. Whilst these particulars have been carefully prepared and are believed to be correct, their accuracy is not guaranteed and should not form the basis of any contract to follow hereon. The measurements provided are approximate and have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. The measurements have been chosen to indicate only the general size and shape of each room. Detailed measurements ought to be taken personally.

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. If any particular aspect is of relevance to you, please contact this office for verification, particularly if you are travelling some distance to view. The floor plan is for identification purposes only; not drawn to scale.

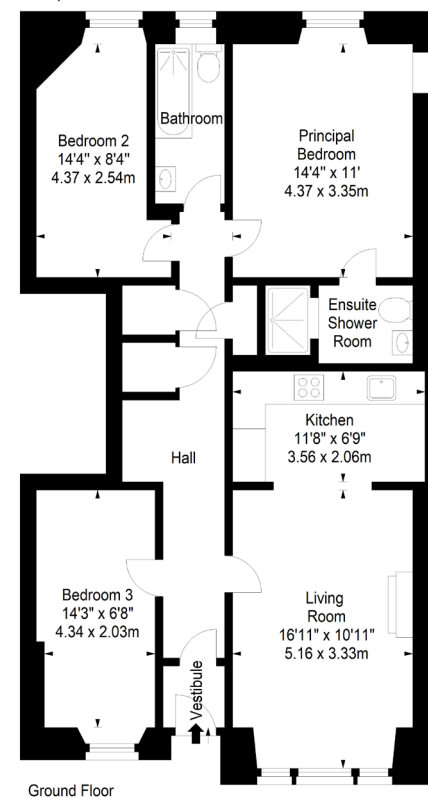




East London Street,
Edinburgh,
Midlothian, EH7 4BW



Approx. Gross Internal Area
930 Sq Ft - 86.40 Sq M
For identification only. Not to scale.
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Ground Floor

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