



# MORTON FRASER

SOLICITORS



**NEW TOWN**  
**87/7 East London Street, EH7 4BQ**

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## DETAILS:

All price and viewing details are available on our website [www.morton-fraser.com/property](http://www.morton-fraser.com/property)

Should you wish to discuss this property or require further information, please contact Morton Fraser on:

**Tel:** 0131 247 1010

**E-mail:** [property@morton-fraser.com](mailto:property@morton-fraser.com)

## THIS PROPERTY COMPRISES

- Bright and spacious second floor flat
- Highly sought after residential location
- Well proportioned lounge
- Modern breakfasting kitchen
- Master bedroom with en-suite shower room
- One further double bedroom
- Family bathroom
- Communal gardens
- Allocated parking space
- EPC Rating B

Morton Fraser are delighted to offer onto the market this bright and well proportioned second floor flat which forms part of an impressive modern development within one of Edinburgh's most prestigious residential locations. The flat boasts an attractive open outlook to the front, has recently been re-decorated and offers spacious and immaculate accommodation which would be perfectly suited to the first time buyer or buy-to-let purchaser.

The property is accessed via a communal stair with secure entry-phone system, into the extensive entrance hallway which benefits from a built-in storage cupboard. The bright front facing lounge has been tastefully decorated in a fresh neutral tone and features coving to ceiling. This versatile room has an impressive open outlook and offers a good degree of flexibility, with plenty of space for a dining table and chairs.

The breakfasting kitchen has been fitted with a fantastic selection of attractive contemporary units and integrated appliances, with space for a breakfasting table and pleasant views over the surrounding area and towards Fife. The master bedroom is bright and spacious and benefits from an en-suite shower room, which has been fitted with a two piece white suite to include a separate mains shower enclosure. There is a further well proportioned double bedroom which has two fitted wardrobes and a family bathroom, which has been fitted with a modern three piece suite to include an over-bath mains shower and splash screen.

## LOCATION

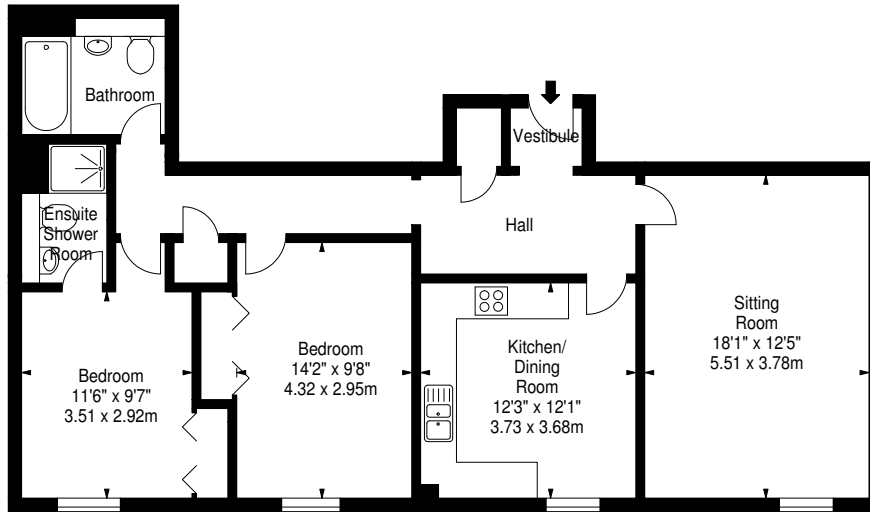
This property is situated within the historic New Town district of Edinburgh, which boasts some of the capitals most impressive traditional architecture and is within easy walking distance of the City Centre. There are an excellent range of specialist shops, supermarkets, cafes, bars and restaurants in the immediate area and all of Princes and George Streets extensive amenities are both a mere stones throw away. The nearby district of Stockbridge is only a mile away, with its charming village feel and great selection of boutique shops, local butchers and popular bars and cafes. There are an abundance of leisure activities on the door step including all of central Edinburgh's wonderful Art Galleries and Museums, the Water of Leith walkway, The Royal Botanic Gardens and Inverleith Park. Waverly train station is only a short walk and there are regular buses to all parts of the City and beyond including Edinburgh Airport. The property is in the catchment for Broughton Primary School, St Mary's RC Primary School, Drummond Community High School and St Thomas of Aquin's RC High School. Many of the capitals private schools are within close proximity including Edinburgh Academy and George Heriots School.

## EXTERIOR

There are well maintained communal garden grounds within the development which have been laid to lawn with shrub beds and small trees. The property has its own underground allocated parking space.

**East London Street,  
Edinburgh, EH7 4BQ**

Approx. Gross Internal Area  
947 Sq Ft - 87.98 Sq M  
For identification only. Not to scale.  
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Second Floor



**MORTON FRASER LLP**

Quartermile Two, 2 Lister Square, Edinburgh EH3 9GL

Tel: 0131 247 1010

1. Interested parties: (a) Should contact Morton Fraser Property if they have any specific queries about the property or the property schedule, particularly if they intend to travel long distances to view. (b) Should not assume that any planning permission, building warrants, completion certificates or other consents have been obtained for alterations, replacement windows or changes of use and they should verify the position before offering. (c) Are advised to note their interest with Morton Fraser Property as soon as possible so that they may be informed if a closing date is set or if there is a change in the selling circumstances. Noting interest does not place any obligation on our client to set a closing date or give every noted interest the opportunity to offer. No responsibility will be accepted for expenses incurred by parties who have noted interest but do not get an opportunity to offer. (d) Should note that no responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn. 2. Although it is our clients' intention to sell the property they are not bound to accept the highest offer, or any offer, or in the event of competing interest, to set a closing date.

