



28/6 London Street New Town, Edinburgh EH3 6NA

**Delightful Two Bed Top Floor/ Attic Flat in Highly Sought After
Street. Convenient to Finest Amenities of City Centre**

- Hall • Lounge • Two Double Bedrooms • Fitted Kitchen • Bathroom
- Gas Central Heating • Partial double glazing • Entryphone System • Storage • Residents' zone parking



Description

28/6 London Street is a delightful two bed top floor/attic flat forming part of an impressive 'A' listed Georgian building commanding a prime position in a highly sought after residential street in Edinburgh's historic New Town. Boasting a bright southerly aspect, the spacious interior is entered via a shared entrance hall, the property itself entering a long spacious hallway accessing all the accommodation with stripped wooden floors throughout. While well presented, some upgrading and decoration would now be beneficial (see Specialist Report attached to Home Report). In brief, the accommodation comprises: welcoming entrance hallway with storage cupboard, elegant lounge with dormer window overlooking the front of the building, two good sized double bedrooms with velux windows, well fitted kitchen with skylight and bathroom with shower. Comfort is assured by means of gas central heating, partial double glazing and an entryphone system providing security to the mutual stairway. There is residents' zoned permit parking available nearby.

Location

The New Town is a UNESCO World Heritage Site in the heart of the city. All the benefits of city centre

living can be enjoyed with a wide range of cultural activities and a superb variety of major retail outlets, speciality shops, bistros, bars and restaurants. Schools catering for all age groups are easily accessible and an excellent variety of leisure facilities in the vicinity include The Edinburgh Playhouse Theatre and the Omni Centre with multiscreen cinema, health club and restaurants. The green spaces of The Royal Botanic Gardens, Inverleith Park and the Water of Leith Walkway are also nearby. A frequent bus service operates to many parts of the city with Waverley and Haymarket rail stations and St Andrew Square bus station all easily accessible. The tramline operating between Edinburgh Airport and Newhaven is only a short walk away.

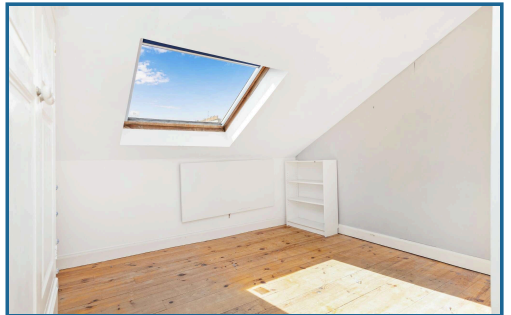
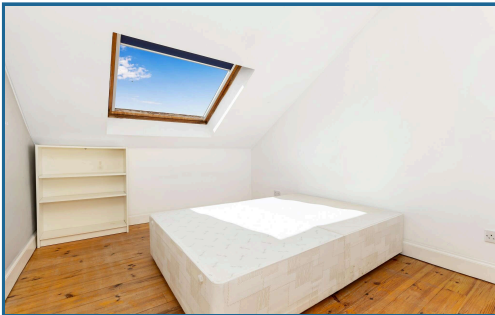
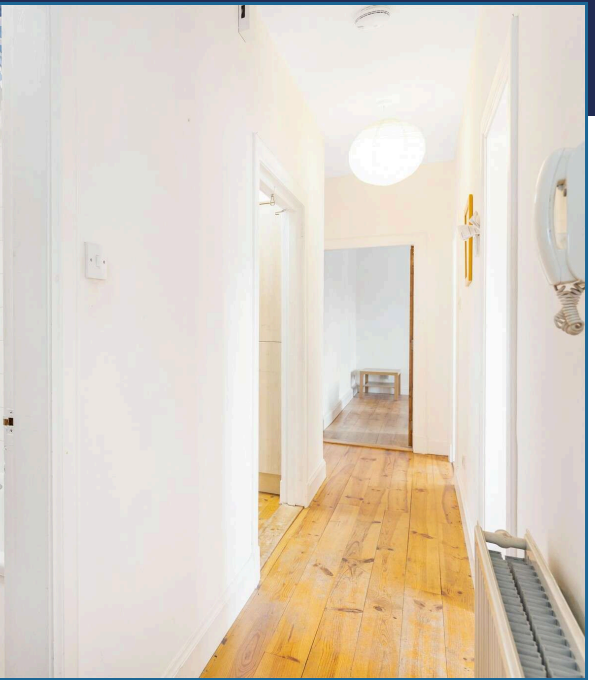
Price And Viewing

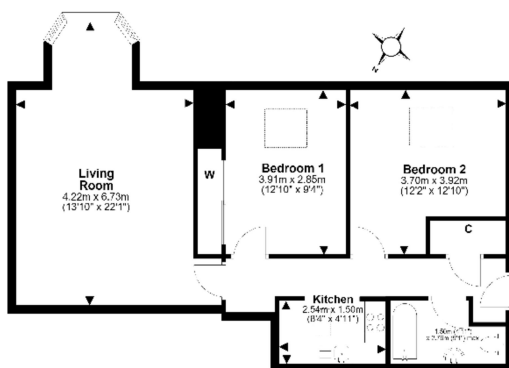
For price and viewing information or further details on this property please contact agents 0131 220 7122

EPC Rating

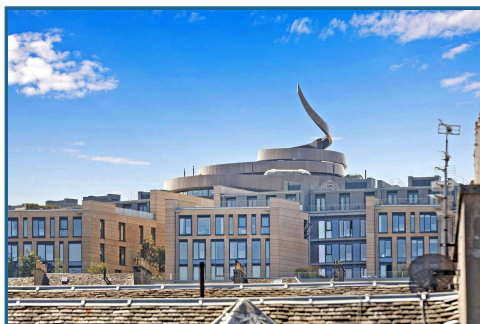
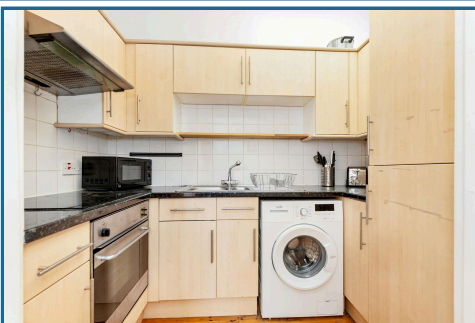
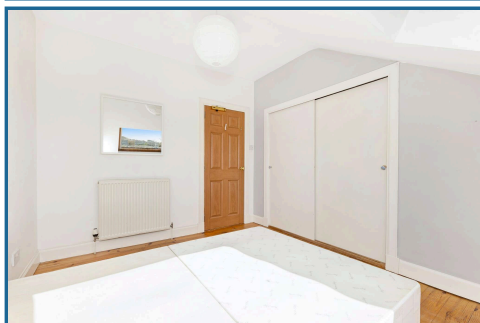
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As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.





This plan is for illustrative purposes only and should only be used as a guide for a prospective purchaser. For views on the most favourable aspect, please refer to the 'Home Report'.



Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a laser measuring device and are taken at the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. All layout plans are schematic diagrams for reference only and not to scale. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

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