



GIBSONKERR
Personal, Family Law & Property

6/3 Leopold Place
Hillside, Edinburgh, EH7 5JW



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Welcome to a traditional three-bedroom second-floor flat which forms part of an historically significant A-listed Georgian building by the renowned architect W H Playfair. Inside, this city home enjoys elegant interior design alongside quality finishings and charming period details, which include 12-pane sash and case windows that bathe the large rooms in a flood of natural light. High ceilings add to the sense of the space, while the three bedrooms ensure the versatility for families, couples, and professionals who seek flexible accommodation. Part of Edinburgh's prestigious New Town conservation area, this property further boasts a central location in Hillside, set within easy walking distance of the St James Quarter and city centre.

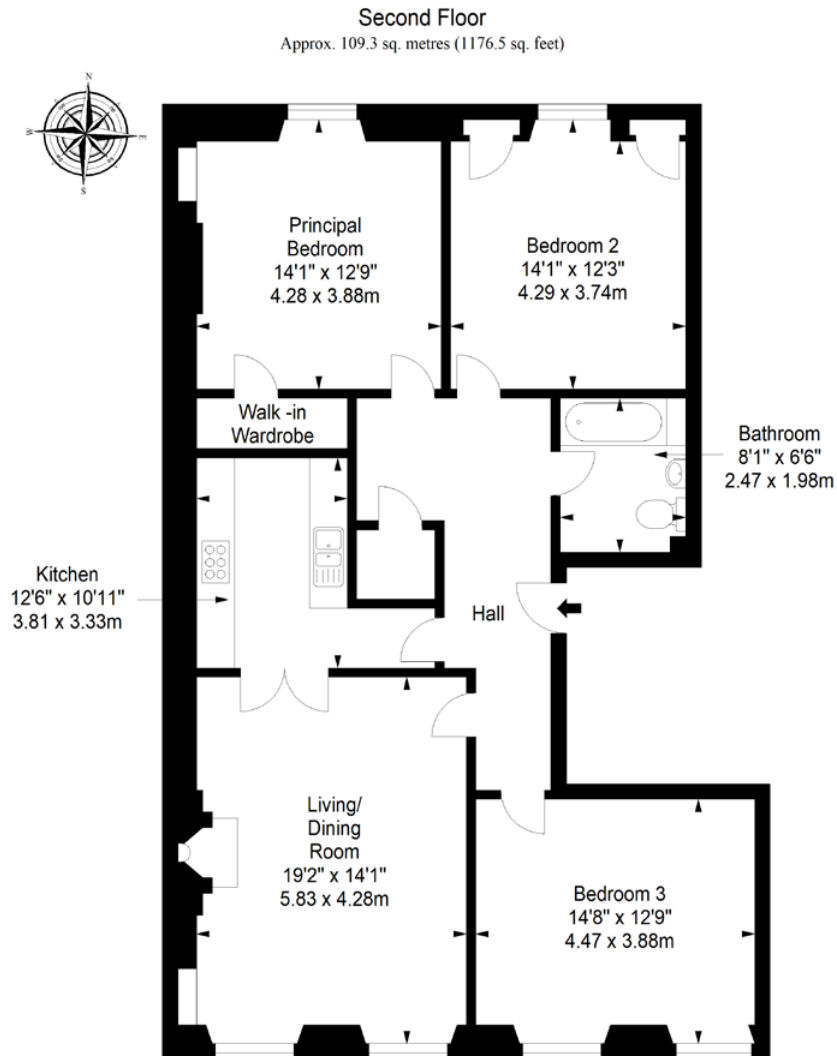
Extras: all fitted floor and window coverings, light fittings, a gas range cooker, a fridge, a freezer, a dishwasher, and a washing machine to be included in the sale.

Features

- A bright and spacious second-floor flat
- Part of an A-listed building (designed in 1820)
- Highly sought-after location in Hillside
- Attractive decoration and period features
- Welcoming entrance hall with storage
- Spacious, south-facing living/dining room
- Well-appointed, galley-style kitchen
- Principal bedroom with walk-in wardrobe
- Two additional double bedrooms
- Modern bathroom with overhead shower
- Controlled permit parking (Zone N1)
- Gas central heating and traditional sash windows
- EPC Rating - C



Floorplan



Total area: approx. 109.3 sq. metres (1176.5 sq. feet)

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DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.