

M. J. Brown, Son & Co.



SECOND FLAT,
36 WILLIAM STREET, EDINBURGH EH3 7LJ

OFFERS OVER £185,000 ARE INVITED

HOME REPORT VALUE £200,000

An opportunity has arisen to purchase a charming and elegant second floor flat located in the prime West End area with superb amenities close at hand. Within the area are many of the capital's finest shops and restaurants as well as many commercial and retail outlets in nearby Princes Street and George Street. Stockbridge is only a short distance away with further speciality shops and within the area are fashionable restaurants, bars, coffee houses, delicatessens and boutiques. A Waitrose supermarket is at hand at Comely Bank with Sainsburys, Marks & Spencer and Boots at Craighleith Shopping Park nearby.

The flat is also well located for easy access to the charming and interesting Dean Village, and Gallery of Modern Art, and the Water of Leith Walkway provides excellent outdoor space for walking and cycling. Also within the area are the Royal Botanic Garden, Inverleith Park, and the city centre galleries are also within easy reach.

Exceptional transport connections serve the property. Haymarket Station is approximately half a mile from the property and provides main rail services throughout Scotland. Edinburgh tram network is also close at hand with access to the airport in 30 minutes. Many buses serve this area leading into the city centre and other parts.

Travelling in a westerly direction access can be gained to the Gyle Business and Shopping Park and from there to the central motorway network, to Edinburgh International Airport and Queensferry Crossing. This property which is ideal for professionals, first time buyers or investments, has spacious accommodation and excellent natural light throughout. The accommodation comprises a welcoming entrance hall leading to the main apartments. The lounge has an astragal window and is open-plan to the kitchen and has space for dining. The double bedroom is well proportioned and the accommodation closes with the shower room with instant electric shower. The property has the benefit of gas central heating.

To appreciate the excellent location of this property and the delightful accommodation on the second floor early viewing is recommended.

The accommodation comprises:-

Entrance Reception Hall

A welcoming entrance to this fine property and in this area the entry phone handset is located. There is good cupboard accommodation annexed to the hall and access to the main apartments.

Lounge/Kitchen

An elegant sitting area with cornice work and centre light, and the astragal window looks to the cobbled William Street and there is a window blind included. Radiator. Polished wooden flooring. Space for dining. The focal point in the lounge is the fire with carved painted mantel above and marble hearth. Access to the kitchen area.

Kitchen Area

A compact yet serviceable kitchen area with gas hob, electric oven, and cooker hood. Sink unit and drainer. Worktops. Wall and base units. The fittings include fridge, washing machine and dishwasher, and there is attractive tiling in this area. Window blind included.

Double Bedroom

This room also has an astragal window facing William Street and the curtains and curtain pole are included. Plain cornice work and centre light fitting. Fitted carpet. Useful cupboards below the windowsill. Radiator.

Shower Room

This has been tiled for ease of maintenance and there is a Mira electric shower within the shower compartment. WC and wash hand basin. Fitted mirror and shelf.

EPC

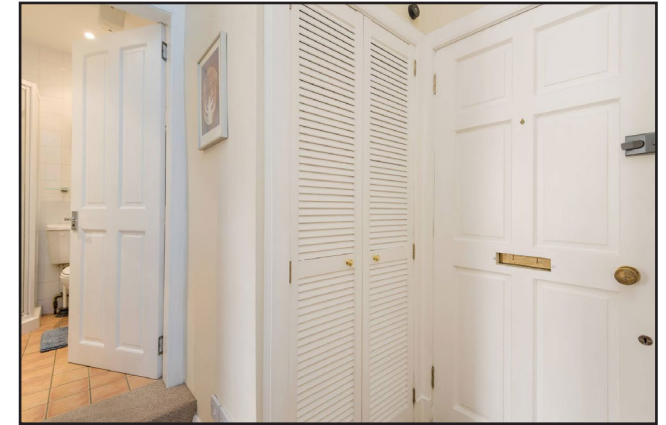
D

Seller

Sircus

Viewing

By appointment with Solicitors M.J. Brown, Son & Co, 10 Dean Bank Lane, Edinburgh EH3 5BS
– Tel: 0131 332 1200. email: jmat985725@aol.com

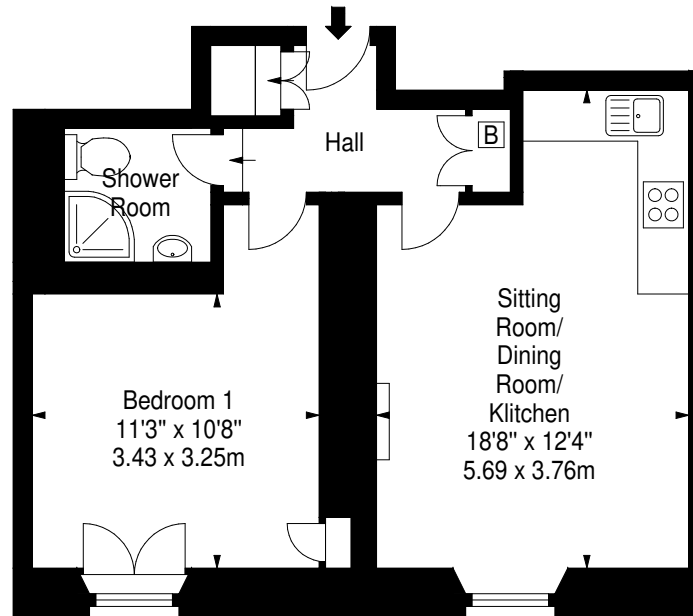
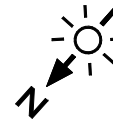




**William Street,
Edinburgh,
Midlothian, EH3 7LJ**



Approx. Gross Internal Area
479 Sq Ft - 44.50 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Second Floor

M.J. Brown, Son & Co.

SOLICITORS & NOTARIES, ESTATE AGENTS

"Dean Bank Lodge", 10 Dean Bank Lane

Edinburgh EH3 5BS

Telephone 0131 332 1200 Fax 0131 332 4809

E-mail: jmat985725@aol.com DX ED. 122

Anyone wishing to note interest in the property should contact their solicitor in order that they may be informed of any closing date which has been fixed.

The above particulars are believed to be correct and room sizes are approximate and should not form part of any missives. No items are warranted.

éspc