



7C Hart Street

Edinburgh, EH1 3RN



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88sqm

EPC

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AS Anderson
Strathern

7C Hart Street

Edinburgh, EH1 3RN

Set within the highly desirable Broughton area of Edinburgh, this spacious main door basement flat forms part of a handsome B-listed building and offers generous and flexible accommodation, complemented by private outdoor space to the front and rear. Ideally suited to a wide range of buyers, the property combines generous room proportions, period character, and an enviable city centre location.

The heart of the home is the impressive living room, a bright and welcoming space with direct access to the private rear garden, making it ideal for both everyday living and entertaining. The modern kitchen is thoughtfully arranged and benefits from its own external door, providing convenient access outdoors.

The accommodation includes two well-proportioned bedrooms, comprising an exceptionally generous principal double bedroom and a versatile second bedroom which could also serve as a guest room, nursery, or home office. A useful box room offers valuable additional space for home working, storage, or use as a dressing room. Completing the accommodation is a contemporary bathroom fitted with a white suite and shower over bath.

Further benefits include gas central heating, secondary glazing, private front and rear outdoor space, a private storage cellar, and access to on-street permit and metered parking.

Property features

- Main door basement flat
- Two double bedrooms
- Versatile box room
- Private rear garden
- Private front patio
- Private storage cellar
- Permit parking

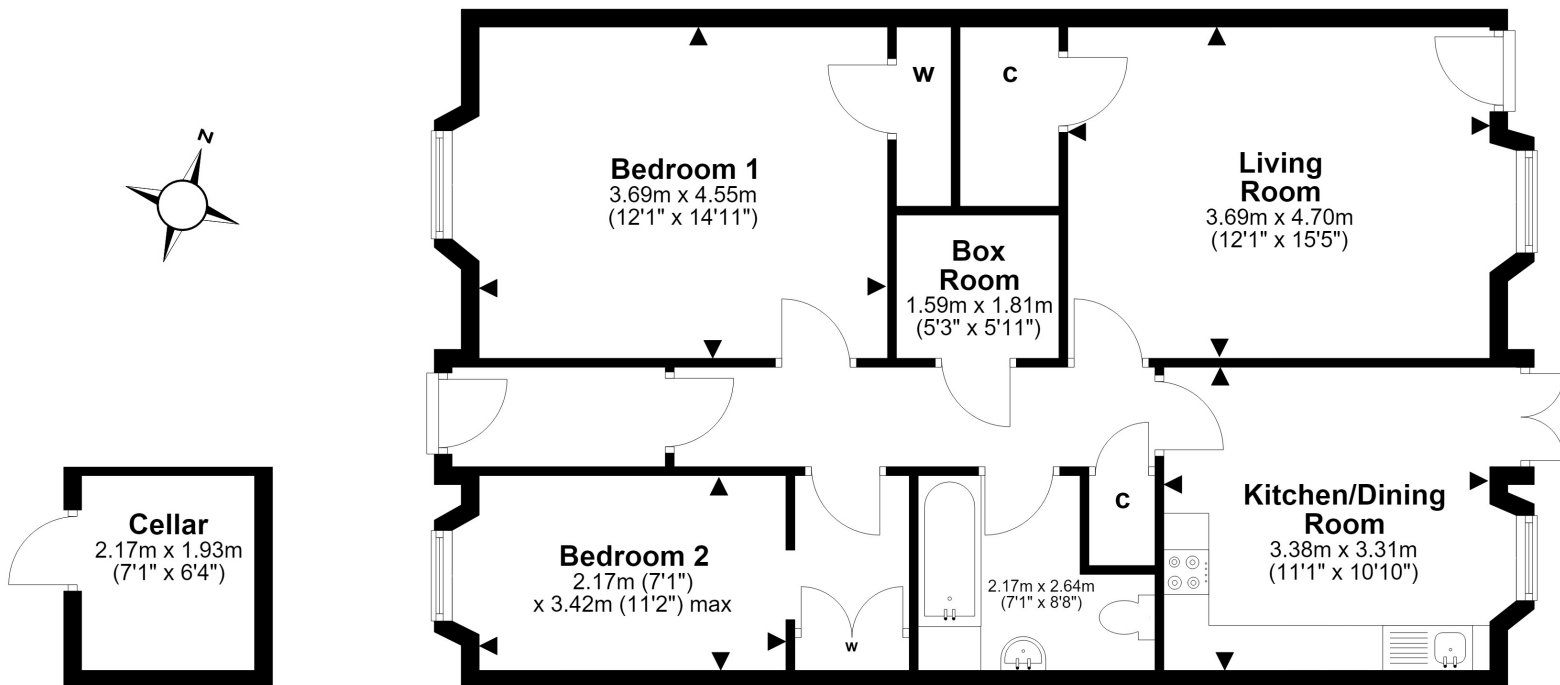






Location

Broughton is conveniently located to the north east of the city centre within easy reach of the main retail and commercial thoroughfares of Princes Street and George Street. The area offers all the convenience of city centre living combined with the benefit of good local amenities. There are a range of specialty shops, boutiques and fashionable bars and restaurants on Broughton Street and nearby Elm Row. The delightful open green spaces of the Royal Botanic Gardens, St Mark's Park, Carlton Hill and the impressive Water of Leith Walkway and cycle path are also close by and there are excellent bus services to the city centre and the tram stop at Picardy Place.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.

Extras

The items included in the sale of the property are the fitted floor coverings, integrated and free-standing appliances (oven, hob, extractor hood, washing machine, fridge freezer), light fittings and fixtures.

Some images have been virtually staged. The furniture shown will not be included in the sale price.

Council Tax band E

The building is factored by James Gibb Property Management at an approximate cost of £3-400 per quarter, which includes buildings insurance, upkeep of common grounds, and management.

Any offers should be submitted to residential@andersonstrathern.co.uk

Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.

espc

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