



4/3 East London Street
NEW TOWN | EDINBURGH | EH7 4BH


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Set in the heart of Edinburgh's prestigious New Town, moments from the city centre, tram and bus stops and excellent amenities at the St James' Quarter is this spacious first floor apartment. Now in need of modernisation the property enjoys picturesque views over Mansfield Traquair Church and a well-kept communal garden and has the potential to make a stunning home in a tranquil, yet well-connected location.

The accommodation which is nestled in a fine period tenement building comprises a welcoming entrance hallway with a deep storage cupboard, a bright twin windowed lounge overlooking the church with generous dining space, a fitted kitchen with wall mounted units, two large double bedrooms, a third single bedroom or ideal home office and the flat is completed by a bathroom with three piece suite.

- Traditional tenement overlooking the church
- Moments from city centre and excellent amenities
- Welcoming hallway with good storage
- Bright twin windowed lounge
- Fitted kitchen
- Three bedrooms
- Bathroom with three piece suite
- Well-kept communal garden.

Energy Rating C. Council Tax D.

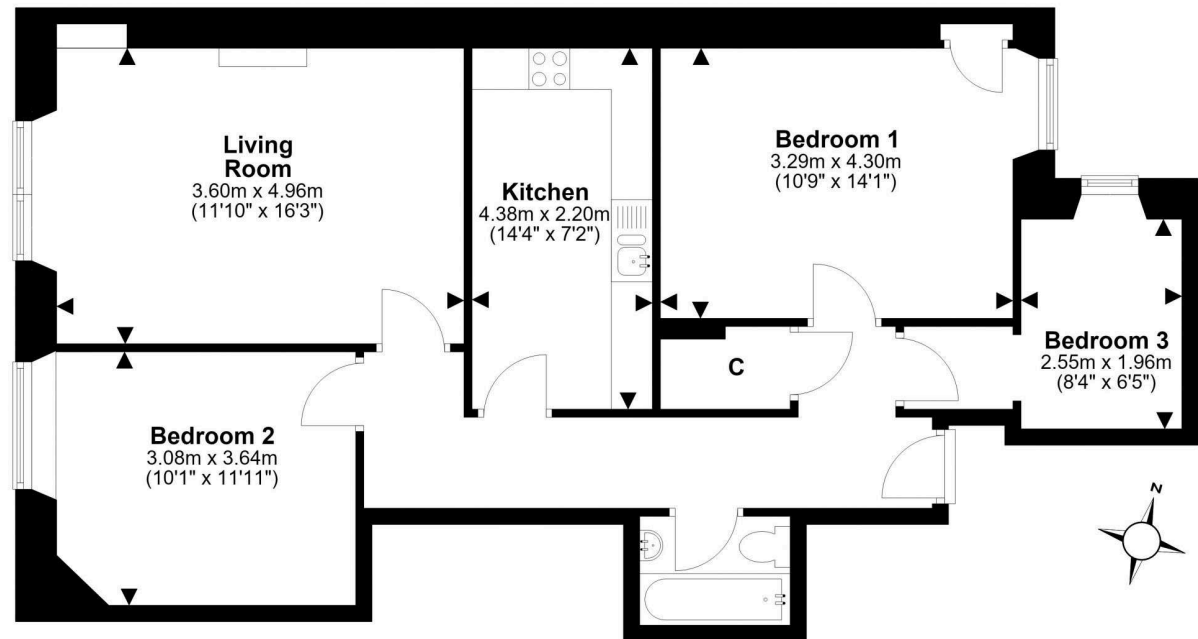
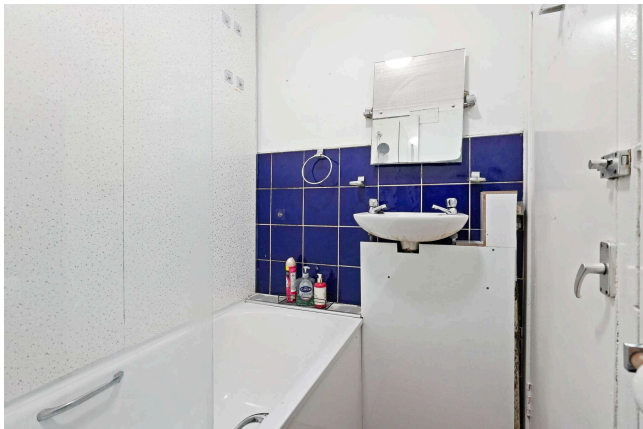
All fixtures, fittings and appliances are included in the sale.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The subjects are located in the highly desirable New Town area of Edinburgh, which lies within the city centre boundary. Edinburgh is one of Europe's most beautiful and cultural cities, with fine architecture and a combination of elements which make it truly unique. There is a superb range of shopping outlets on hand to cater for all needs, with Princes Street itself just a ten minute stroll away. Leisurewise the choice is quite exceptional, as one would indeed expect from a major international city. The new and architecturally arresting central business district and conference centre are also within easy reach, displaying the names of some of the top corporate nameplates around. The property is also close to the site for the Scottish Parliament. Schooling is well represented from nursery to senior level, both in the public and private sectors. An efficient public transport network operates to most parts of the town and surrounding area. The city bypass and main motorway networks are also within easy reach.





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.

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