GILLESPIE MACANDREW



91/1 East Claremont Street

New Town, Edinburgh, EH7 4JA

CALL US ON 0131 447 4747



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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Wealth of original period features throughout, including sash & case windows, original working shutters, original cornicing and ceiling rose details.
- Reception hall with original flag stone flooring.
- Stunning south-west-facing living room with feature gas fire and views over Claremont Crescent Gardens. Original hardwood flooring and two Edinburgh presses.
- Attractive and generously proportioned dining kitchen with island unit, window seats and feature fireplace
- Utility room recently renovated with access to attic storage space.
- Principal bedroom with en suite bathroom with shower.
- Two further double bedrooms with fitted wardrobes.
- Fourth bedroom, with flexibility to be used as a home office or study.
- Contemporary recently renovated fitted shower room.
- Gas central heating.
- Charming private walled rear garden with access via a secure gate from East Claremont Street.
- Generous storage cupboard within the communal stair.
- Basement-level storeroom with electricity, lighting and water. Currently used as a gym and store but with flexibility for use as a home study..
- Under-pavement cellar with potential for development.
- Access to Claremont Crescent Gardens for an annual fee of around £150.
- Shared entry with only one other flat.

GENERAL DESCRIPTION

A fabulous first-floor flat forming part of a listed Georgian building within Edinburgh's prestigious New Town Conservation Area. Ideally positioned close to an excellent range of local amenities and within easy walking distance of Edinburgh City Centre, the property offers an exceptional blend of period charm and modern living. Likely to appeal to professional couples and families alike, the accommodation retains a wealth of fine original features, including ornate cornicing, working shutters, original doors and traditional sash-and-case windows.



























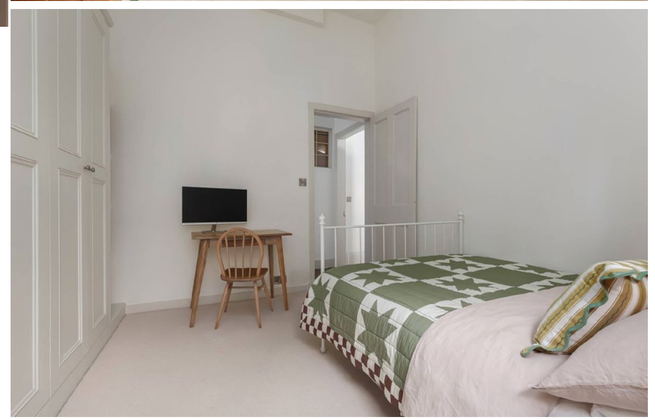


LOCATION

East Claremont Street is ideally situated just north-east of Edinburgh City Centre, less than a mile from Princes Street, in the highly desirable New Town. The area is residential and is exceptionally well served by a wide range of local amenities, including independent shops, cafés, restaurants, convenience stores and larger supermarkets such as Tesco Superstore and Lidl in nearby Canonmills. East Claremont Street also enjoys easy access to the vibrant St James Quarter and Omni Centre, offering an extensive selection of shopping, dining, leisure and fitness facilities. For those who enjoy the outdoors, the property is conveniently located close to Calton Hill, Victoria Park, Inverleith Park and the Royal Botanic Garden Edinburgh. St Mark's Path, located nearby, provides excellent access to Edinburgh's cycle network and scenic walks along the Water of Leith. The property lies within the catchment area for a number of well-regarded schools, including Broughton Primary School, St Mary's R.C. Primary School, St Thomas of Aquin's R.C. High School and Drummond Community High School, and is also within easy reach of several of Edinburgh's leading private schools. Excellent public transport links are available, including regular bus services, a nearby tram stop with direct access to Edinburgh Airport, and Edinburgh Waverley Station, which is located less than a mile away.

EXTRAS

ALL FITTED CARPETS, FLOOR COVERINGS, LIGHT FITTINGS AND WINDOW BLINDS ARE INCLUDED IN THE SALE. THE INTEGRATED HOB, OVEN AND COOKER HOOD ARE ALSO INCLUDED. THE FREE-STANDING FRIDGE/FREEZER, AUTOMATIC WASHING MACHINE LOCATED WITHIN THE UTILITY ROOM, AND DISHWASHER MAY BE AVAILABLE BY SEPARATE NEGOTIATION. THE GARDEN SHED AND GARDEN FURNITURE ARE INCLUDED IN THE SALE PRICE.





















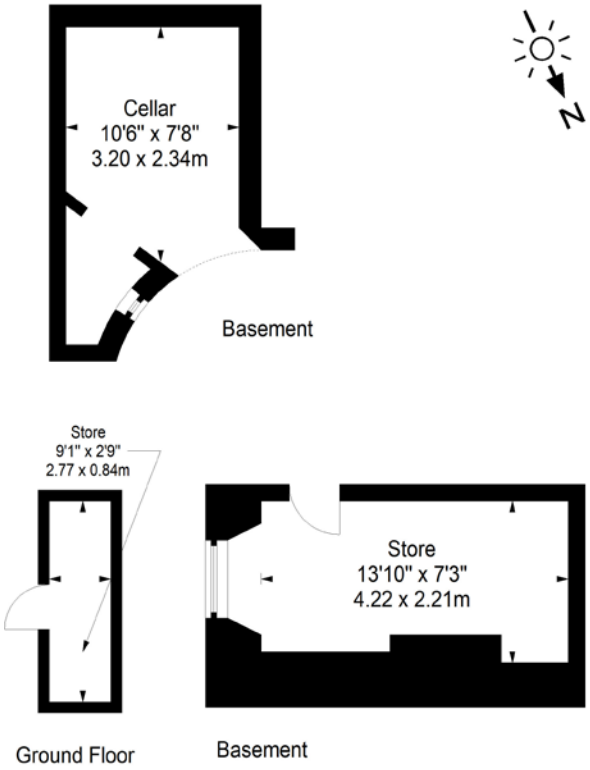


COUNCIL TAX BAND	F.
TRAIN STATION	APPROXIMATELY 1 MILE TO EDINBURGH WAVERLEY TRAIN STATION.
AIRPORT	APPROXIMATELY 9 MILES TO EDINBURGH AIRPORT.
BUSES	WITHIN 200 METRES.

East Claremont Street,
Edinburgh, EH7 4JA

SquareFoot

Approx. Gross Internal Area
1717 Sq Ft - 159.51 Sq M
Cellar
Approx. Gross Internal Area
89 Sq Ft - 8.27 Sq M
Stores
Approx. Gross Internal Area
126 Sq Ft - 11.71 Sq M
For identification only. Not to scale.
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ENERGY PERFORMANCE CERTIFICATE RATING C

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T: 0131 447 4747

WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.