

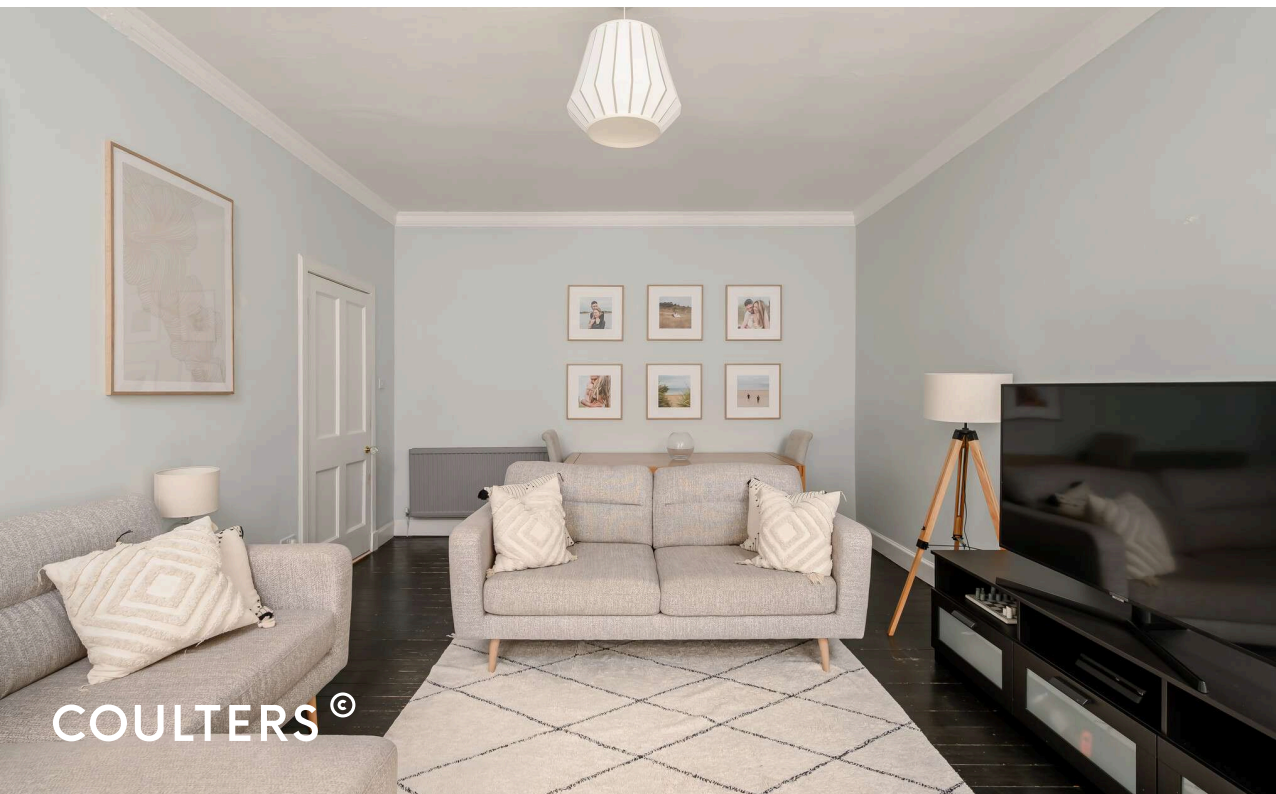
COULTERS<sup>©</sup>

# 37 EAST CLAREMONT STREET

NEW TOWN, EDINBURGH, EH7 4HT

 2 BED  1 BATH  1 PUBLIC





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## TAKE A LOOK INSIDE

Blink and you may miss the entrance to 37 East Claremont Street, strolling along the beautiful cobbled street. Tucked away, the home is an immaculately presented maindoor garden level flat, offering spacious and highly desirable accommodation throughout.

Forming part of a beautiful stone Georgian building, the property is situated in Edinburgh's historic New Town. Lovingly upgraded by the current owners, the flat elegantly embraces period features with sophisticated, contemporary style to great effect.

## KEY FEATURES



Sophisticated, immaculately presented Georgian garden flat.



Two elegant, spacious double bedrooms and a boxroom/study.



Private west facing patio.



On street resident's permit holder parking.



Well situated on the edge of the historic New Town.



An array of local amenities nearby, including independent retailers, restaurants and cafes.



EPC Rating - C



Council Tax Band - C



The front door opens on to a welcoming hall. A highly desirable, immaculately presented double fronted sitting room offers an outlook to the front of the property, with working shutters and attractive timber floors. There is space for a dining table and chairs.

An impressive modern galley style kitchen, fitted with wall and base mounted cabinetry in a gorgeous soft grey with a work top and metro style tiled splashback. The integrated appliances comprise: gas hob, electric oven, extractor hood, fridge/freezer and dishwasher.







## CONTINUED...

There are two sumptuous, engaging and spacious bedrooms to the rear of the property, of which the principle bedroom has double doors which lead directly onto the patio area, flooding the room with light. For home workers, there is a cosy boxroom / study and a practical utility cupboard with a washing machine. The luxurious shower room (fitted with large walk in shower, WC and wash hand basin) complete the internal accommodation.

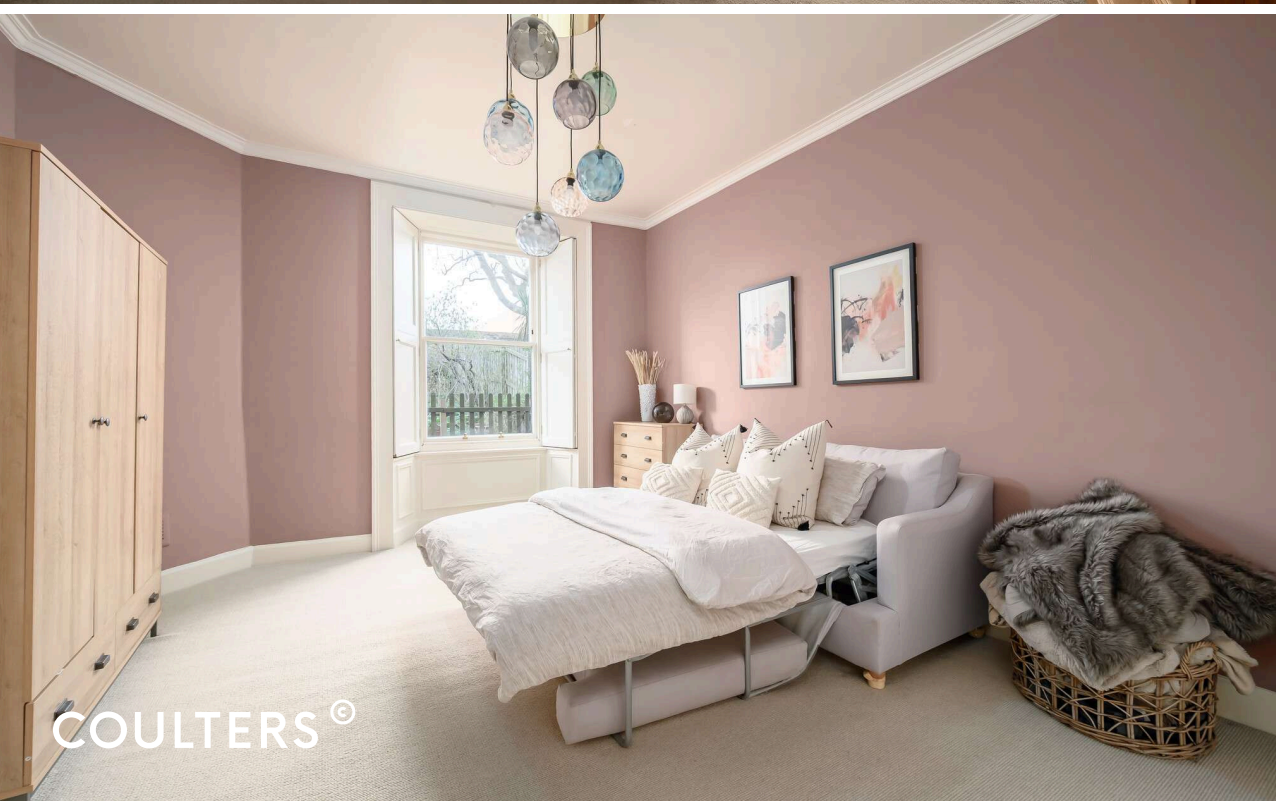
Heating and hot water is provided by gas central heating.

Externally to the front of the bedroom, there is a patio area with a cellar, whilst to the rear is a West facing patio (with store cupboard), perfect for enjoying the afternoon sun into the evening.

Resident's permit holder parking is available on the street outside.

## EXTRAS

All integrated appliances, the washing machine, light fittings, blinds and fitted flooring are included in the sale price. Please note that due to sentimental reasons, the central light fitting in the second bedroom will not be included in the sale.















## THE LOCAL AREA

East Claremont Street enjoys a prime position on the edge of Edinburgh's New Town, a UNESCO World Heritage Site and conservation area. It is a short walk from from St James Quarter, Multrees Walk, Princes Street, and George Street.

There are exceptional bars and restaurants right on the doorstep whilst theatres, cinemas, galleries, and Edinburgh's globally renowned cultural attractions are all in easy reach, from The Playhouse and The Scottish National Portrait Gallery to The Everyman Cinema and Scott Monument.

Fantastic recreational opportunities within walking distance include Nuffield Gym at the Omni Centre and Bannatyne's Health Club on Queen Street.



The area offers a host of green spaces including The Royal Botanic Garden, Inverleith Park and the Water of Leith Walkway.

Daily shopping needs are met by the many high street and independent local supermarkets and delis, whilst larger stores such as the Tesco at Canonmills are also nearby.

An ideal location for superb transport links, Edinburgh Waverley Train Station and bus station are both within walking distance and the trams offers direct access Edinburgh Airport and down to the coast at Newhaven.



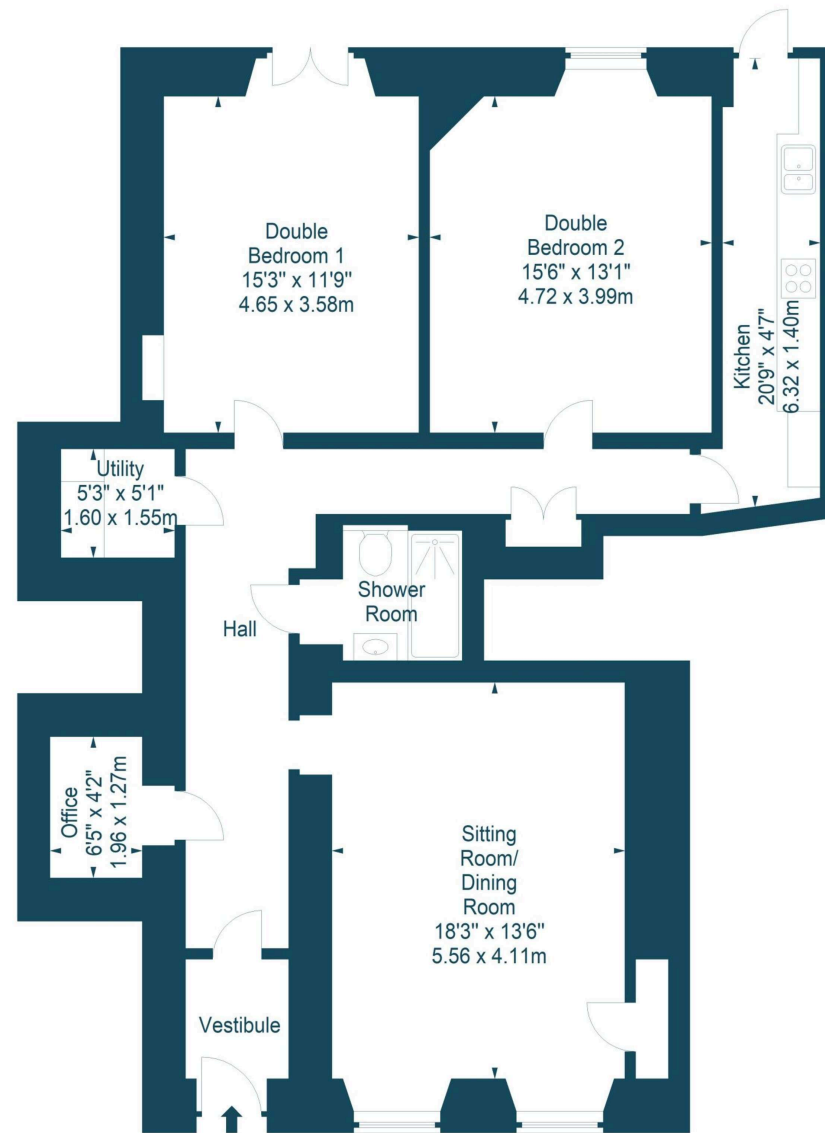
East Claremont Street,  
Edinburgh,  
Midlothian, EH7 4HT



Approx. Gross Internal Area  
1179 Sq Ft - 109.53 Sq M  
External Storage  
Approx. Gross Internal Area  
15 Sq Ft - 1.39 Sq M  
For identification only. Not to scale.  
© SquareFoot 2025



Lower Ground Floor



Lower Ground Floor

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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.