

COULTERS<sup>©</sup>

WELCOME TO:

# EAST CLAREMONT STREET

101/1 East Claremont Street, Edinburgh, EH7 4JA



## EAST CLAREMONT STREET AT A GLANCE:



Sought-after New  
Town location



Bright one-bedroom  
apartment



Period details and  
contemporary design



Near Broughton  
Street and Stockbridge



Local dining and  
retail amenities



Close to King George V  
and Inverleith Park

## EXTRAS:

All light fittings, fitted floor coverings and white goods are included in the sale. Please note that other items may be available through separate negotiation.



## A LITTLE BIT ABOUT THE PROPERTY:

Forming the first floor of a Category B-listed sandstone tenement, this is a beautifully presented one-bedroom apartment in Edinburgh's prestigious New Town. This elegant and comfortable home is filled with light, airy interiors and fine period details with stunning contemporary additions. The property's enviable location minutes from Broughton Street, St James Quarter, and the City Centre make it a fantastic opportunity, one that will no doubt appeal to a variety of purchasers.

- Living room with bay windows overlooking East Claremont Street and boasting fine period details such as intricate cornicing, wooden flooring, Edinburgh press, a focal black marble mantelpiece with a cast iron fireplace and an exquisite, tiled insert.
- Versatile box room adjoining the lounge, perfect as a peaceful home office.
- Modern kitchen with rear view and geometric floor tiles boasts sleek white handleless cabinets, Belfast sink, oak-effect countertops, cream metro tile backsplash, and premium integrated appliances, including double oven, induction hob, American-style fridge/freezer, and extractor hood. Oak four-panel doors lead to two pantry cupboards and a utility room.
- Double bedroom quietly positioned to the rear garden finished with soft colour palette, wooden flooring, and an original cast iron fireplace.
- Tiled modern bathroom with a bath, wall-mounted shower, hidden cistern WC, and washbasin.
- Gas central heating throughout and secure entry system.
- Neat shared rear garden mainly laid to lawn with borders and a vegetable plot.
- On-street (permit) parking.



## LOCATION, LOCATION, LOCATION:

East Claremont Street occupies a fantastic position on the edge of Edinburgh's historic New Town, a UNESCO World Heritage Site. Enjoy peaceful walks and wonderful city views at Calton Hill, or explore the natural beauty of the Royal Botanic Gardens, King George V Park, and Inverleith Park, which also has tennis courts, boating pond, and picnic spots.

Just a short walk away from the City Centre discover attractions, including the Playhouse Theatre; OMNI Centre housing a VUE Cinema, Nuffield Health and Fitness Wellbeing Gym, well-known bars and restaurants, and the new Edinburgh Street Food hub; and the world-class retail and leisure destination of St James Quarter.

More recreational opportunities can be found at Drummond Tennis

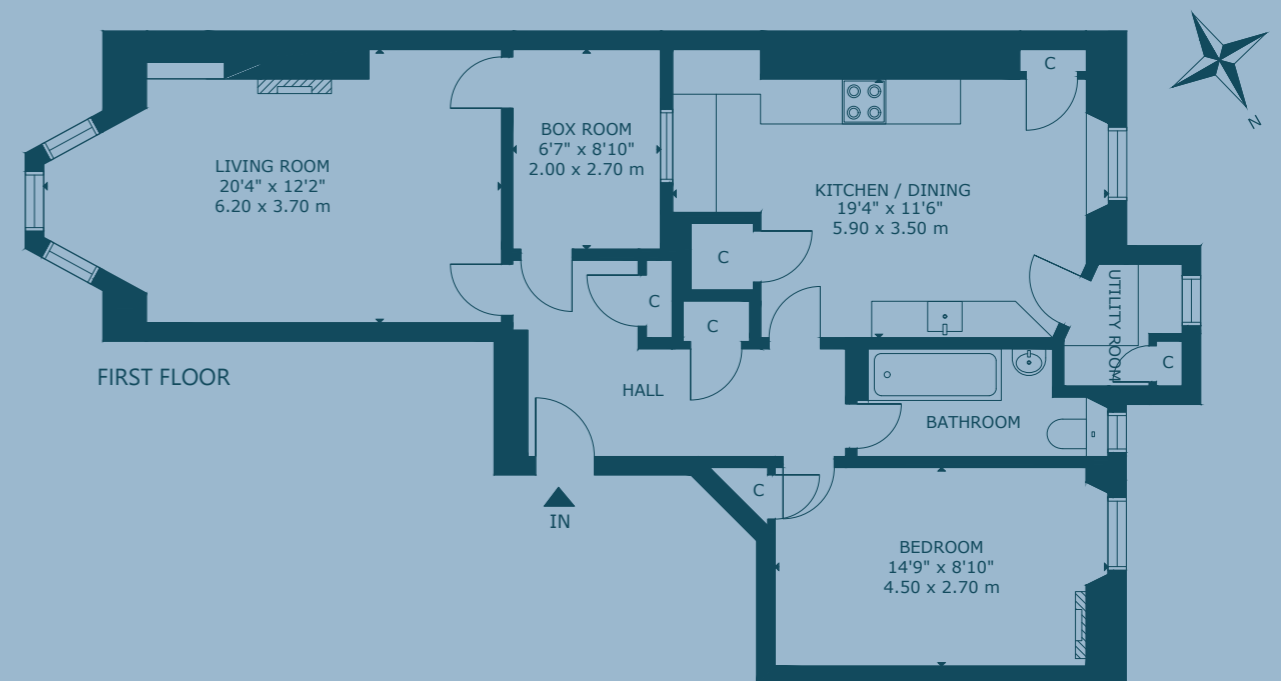
Club, Glenogle Swim Centre, and the historic Grange Sports Club.

Broughton Street area boasts fabulous eateries, coffee shops, and bars, including the Educated Flea, Rollo, Artisan Roast, and Treacle Restaurant and Bar. There are a variety of independent grocers and convenience stores on Rodney Street and Broughton Street, along with a large Tesco at Canonmills and a Waitrose at Comely Bank.

Regular bus services take you into the City Centre and beyond. Edinburgh Bus Station and Waverley Train Station are a ten-minute walk, and the tram link on Picardy Place provides superb transport links to Newhaven and Edinburgh International Airport.



## FLOOR PLAN:



101/1 East Claremont Street, Edinburgh, EH7 4JA

Approx. Gross Internal Area

846 Sq Ft - 79 Sq M

For identification only. Not to scale.

© Nest Marketing

COULTERS<sup>®</sup>

WE'D LOVE TO  
HEAR FROM YOU:

✉ [enquiries@coultersproperty.co.uk](mailto:enquiries@coultersproperty.co.uk)

☎ 0131 603 7333

🌐 [coultersproperty.co.uk](http://coultersproperty.co.uk)

