

33/2 EAST CLAREMONT STREET

New Town, Edinburgh, EH7 4HT



PROPERTY NAME

33/2 East Claremont Street

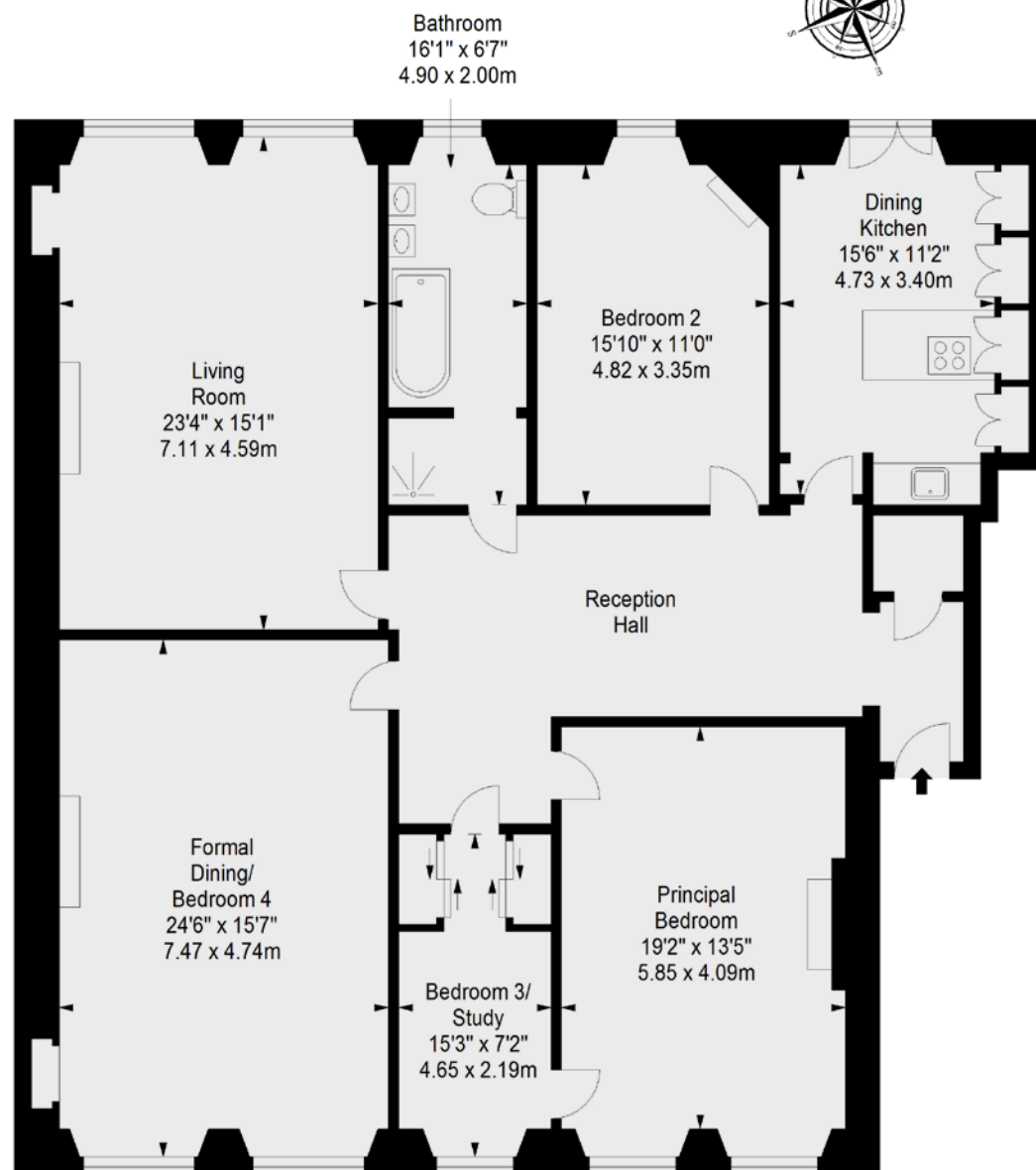
LOCATION

Edinburgh, EH7 4HT

APPROXIMATE TOTAL AREA:

183.4 sq. metres (1974.1 sq. feet)

● FIRST-FLOOR

The floorplan is for illustrative purposes.
All sizes are approximate.

CONTENTS

- 08 Entrance**
You are invited inside by an airy, wide reception hall with space for furniture...
- 10 Reception rooms**
The impressive living room is fronted by two west-facing, recessed windows with working shutters...
- 16 Dining kitchen**
Modern, well-appointed cooking zone with space for dining...
- 20 Bedrooms**
In addition to the formal dining room being used as a potential fourth bedroom, the flat accommodates three further bedrooms...
- 24 Bathrooms**
A traditionally styled bathroom...
- 26 Gardens & parking**
The flat enjoys access to a leafy, walled shared garden...
- 30 Area**
Nestled in the heart of the New Town, the property enjoys a prime location in Edinburgh's most prestigious postcode...




33/2 EAST
CLAREMONT
STREET



WELCOME TO

33/2 East Claremont Street

Offering an exceptional home in one of the city's most desirable postcodes, within the New Town conservation area, this second-floor flat forms part of an A-listed Georgian building and accommodates one/two reception rooms, a dining kitchen, three/four bedrooms, and a bathroom. The flat also enjoys access to a shared garden.

GENERAL FEATURES

- Second-floor flat in the exclusive New Town
- Part of an A-listed Georgian tenement building
- Within the New Town conservation area
- Filled with beautiful period features
- EPC Rating - D | Council Tax band - F

ACCOMMODATION FEATURES

- Secure shared entrance and stairwell
- Airy, wide reception hall with built-in storage
- Impressive living room with west-facing twin windows
- Modern, well-equipped kitchen with space for dining
- Formal dining room/bedroom 4
- Two further generous double bedrooms
- Additional versatile double bedroom/study with built-in storage
- Traditionally styled bathroom

EXTERIOR FEATURES

- Access to a shared garden
- Controlled on-street parking (Zone N1)

Forming part of an A-LISTED GEORGIAN TENEMENT

Forming part of a handsome, A-listed Georgian tenement by notable Edinburgh architect Thomas Bonnar, and part of the UNESCO World Heritage Site New Town conservation area, this second-floor flat offers exceptionally light and airy accommodation, with the rooms offering flexible uses and filled with beautiful period features. The flat benefits from enviable close proximity to a wealth of amenities, including world-class shops, cultural and entertainment venues, and green spaces. Wonderful far-reaching views can be enjoyed from each side of the flat encompassing Calton Hill and Arthur's Seat to one side, and Fife and the Ochil Hills to the other.



A WELCOMING INTRODUCTION

A secure shared entrance and stairwell take you to the flat's front door on the second floor, where you are invited inside by an airy, wide reception hall with space for furniture items and built-in storage. The hall sets the tone

for the accommodation to follow with pared-back, muted décor, handsome wood flooring, and beautifully detailed cornicing. Due to its airiness and generous floorspace, the hall could be used as a dining hall, if desired.





RECEPTION ROOMS

Spacious and versatile rooms, perfect for entertaining

The impressive living room is fronted by two west-facing, recessed windows with working shutters, and it offers a spacious footprint for endless configurations of lounge furniture, all arranged around a beautiful fireplace. The room is decorated in warm tones, enhanced by the same wood flooring as the hall, exquisite cornicing, a picture rail, and two Edinburgh presses. The neighbouring formal dining room offers an equally impressive footprint, representing an ideal space for dinner parties and sociable gatherings with guests. The room is also accentuated by a striking fireplace, beautiful cornicing, a picture rail, and an open Edinburgh press, and it could potentially be used as a fourth bedroom, if desired.







The formal dining room is accentuated by a striking fireplace, beautiful cornicing, a picture rail, and an open Edinburgh press



DINING KITCHEN

Modern, well-appointed cooking zone

The architect-designed bespoke kitchen includes a double-height window with a French window and a Juliet balcony, stainless-steel worktops, cherrywood veneer cupboards, and a Caithness stone splashback to match the original stone flooring. Plenty of room is provided for a seated dining area – perfect for casual weeknight meals and socialising while cooking.



A well-
appointed
cooking
zone with
space for
dining

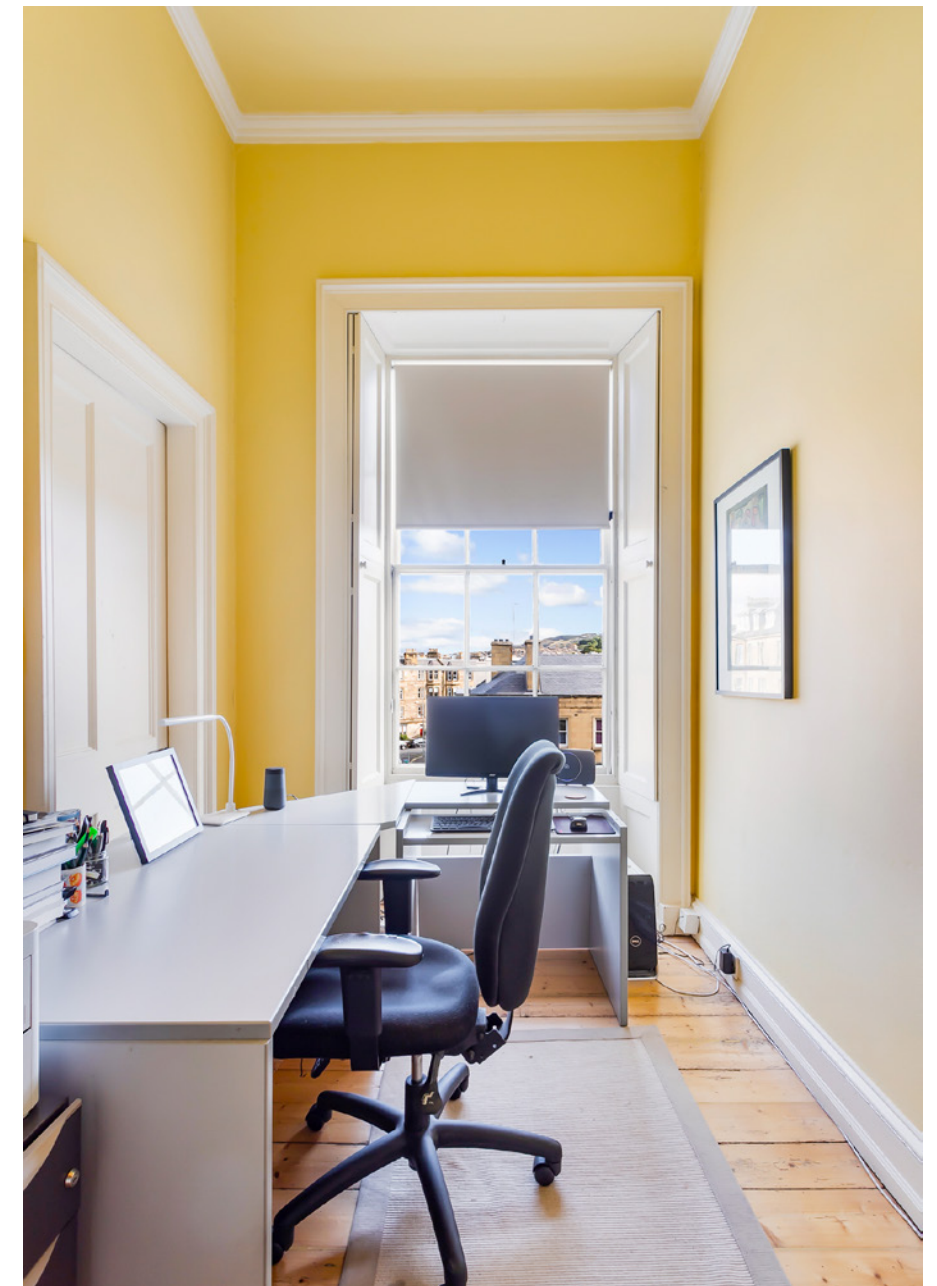




Spacious, yet tranquil sleeping areas

In addition to the formal dining room being used as a potential fourth bedroom, the flat accommodates three further bedrooms – two wonderfully light and airy doubles and a third versatile double bedroom. The principal bedroom is similarly proportioned and styled to the living room, with the same décor, similar charming cornicing, a fireplace, and twin east-facing recessed windows with working shutters. It is adjoined by the smallest bedroom (with a separate hall entrance) which is currently being utilised as a home office and has built-in wardrobes, offering potential for it to be used as a dressing room for the principal room. The final bedroom also offers various options for use and has a fireplace and a recessed window with working shutters.

BEDROOMS





TRADITIONALLY STYLED Bathroom

The accommodation is completed by a bathroom comprising a freestanding, claw foot roll-top bath, twin ceramic sinks set into storage, an illuminated mirror, a WC, two tall wall-mounted storage cabinets, and a handy clothes pulley.





GARDENS AND PARKING

Shared garden & residents' permit parking

Externally, the flat enjoys access to a leafy, walled shared garden, whilst residents' permit parking on East Claremont Street and in the vicinity falls under Zone N1. It also has a private under-pavement storage cellar, which is currently being used for bicycle storage.

Extras: Integrated kitchen appliances comprising an oven, hob, fridge, and freezer will be included in the sale, alongside a freestanding dishwasher. Please note, no warranties or guarantees shall be provided for the appliances. Some furniture is available by separate negotiation.



Enviably views across the city





NEW TOWN, EDINBURGH

Nestled in the heart of the New Town, the property enjoys a prime location in Edinburgh's most prestigious postcode. Its excellent situation offers residents the finest amenities the capital has to offer, all within easy walking distance. On your doorstep you will find a superb choice of top-rated restaurants, cafés, fashionable bars and clusters of small speciality shops. The New Town hosts world-class shopping outlets including Harvey Nichols, John Lewis, Multrees Walk at St. Andrew Square, and St James Quarter, while Princes Street is lined with all the top name High Street retailers. Stockbridge offers a unique village atmosphere and the independent outlets here are arguably some of the best in the country. A selection of some of Scotland's

finest art galleries are all in close proximity including the National Portrait Gallery, the Gallery of Modern Art and the Scottish National Galleries. For days out, picnics or scenic walks the tranquil Water of Leith at Stockbridge and the colourful Royal Botanic Gardens are both nearby. Edinburgh boasts some of the best private schools in the country. Both Fettes and Edinburgh Academy are close by, along with excellent state schools. For commuting to any part of the city or other parts of the country, the area offers an abundance of public transport services. The tram line runs from nearby all the way to the airport, whilst there are over 35 bus routes departing from the area and Waverley Station is conveniently close.





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