

COULTERS[©]

11 EAST CLAREMONT STREET

NEW TOWN, EDINBURGH, EH7 4HT

 3 BED

 1 BATH

 2 PUBLIC



TAKE A LOOK INSIDE

This is a handsome A-listed maindoor property located on a quiet cobbled street in Edinburgh's New Town. Situated on the ground floor of a terraced classical tenement, the property exudes elegant Georgian grandeur and boasts bright and generously proportioned rooms with retained period features.

Entered through a magnificent entrance hall with flagstone flooring and fanlights at either end, the home benefits from a versatile layout with the rooms feeding off an extremely spacious central hall/dining area. The sitting room with twin windows, fireplace (with working gas fire) and bespoke shelving is located to the rear of the property and has a pleasant outlook over the garden and beyond. The kitchen/breakfast room is equipped with ample cabinets and worktop space and connects to a handy utility room which gives access to the garden. There are three bedrooms, including a particularly large double room with fireplace, double press and twin windows. The other two rooms are also good sized doubles. A family shower room is complimented by a further separate WC.

The property is fitted with single glazed sash and case windows, most of which have working shutters, and gas central heating.

KEY FEATURES



Substantial maindoor flat



Three double bedrooms



Direct access to private rear garden



Permit parking available



Bus links and short walk to tram stop



Excellent amenities, all accessible on foot



A delightful private garden is situated at the back of the home accessible by a set of steps from the utility room. It is fully enclosed and has mature plants, a patio and lawn. A gate at the end of the garden leads to East Claremont Street Lane, a handy access point for gardeners if required.

Permit parking is widely available on the street.

EXTRAS

All light fittings, blinds, curtains, fitted flooring and white goods are included in the sale price. Other items may also be available via separate negotiation.





THE LOCAL AREA

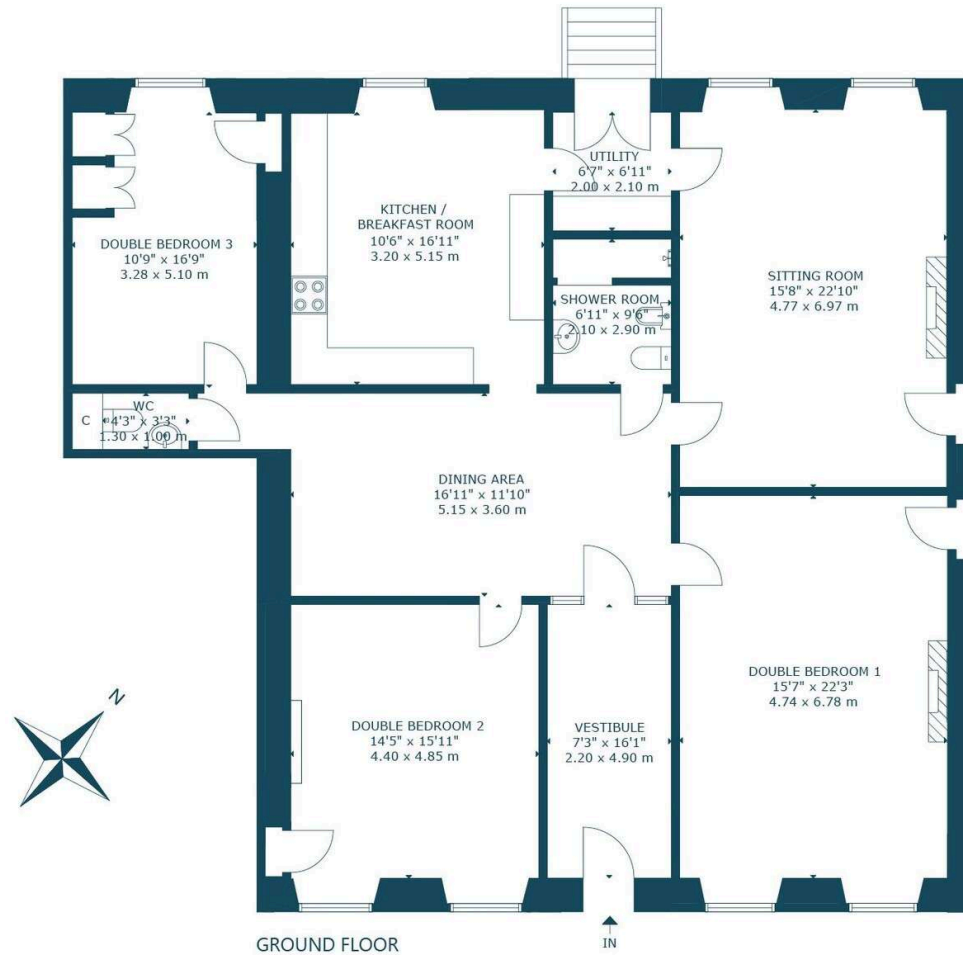
East Claremont Street enjoys a prime position in Edinburgh's New Town, a UNESCO World Heritage Site and conservation area. It is a short walk from from St James Quarter, Multrees Walk, Princes Street, and George Street. There are exceptional bars and restaurants right on the doorstep whilst theatres, 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.





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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 2,072 SQ FT / 193 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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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.