


COULTERS[©]

27 LONDON STREET

NEW TOWN, EDINBURGH, EH3 6LY

 2 BED

 2 BATH

 2 PUBLIC



TAKE A LOOK INSIDE

Situated on a desirable street, home to fine Georgian homes, this A-Listed apartment offers a fantastic opportunity to buyers. Previously a successful HMO, the property may appeal to investors or to those looking for a central home in the city. Set back from the road and accessed via a set of stone steps, the flat benefits from maindoor entry and is arranged over two floors on the basement and sub basement levels.

The layout of the property has been altered in the past and currently forms a very substantial two bedroom home. Subject to the necessary consents being obtained, there is an opportunity for reconfiguration to establish a third bedroom. On the entrance level, there is a good sized kitchen diner, fully tiled shower room, large double bedroom and a single bedroom, both with built-in storage cupboards and working shutters. Downstairs, there is a spacious, south facing living room also with shutters and original timber flooring, a considerable box bedroom and a sizeable bathroom with three piece suite and overhead shower. Cupboards positioned off the hall on each level offer excellent storage.

KEY FEATURES



Duplex basement flat with maindoor entry



Two bedrooms, with potential to reconfigure



Close to Barony Community Garden & King George V Park



Permit parking available



Desirable New Town location



Short stroll to Broughton Street shops & restaurants



The property is fitted with single glazed sash and case windows and gas central heating. Permit parking is available on the street.

EXTRAS

The property is sold as seen with all light fittings, blinds, fitted flooring, appliances and a few detached original doors included in the sale price.



THE LOCAL AREA

London 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.

GET IN TOUCH



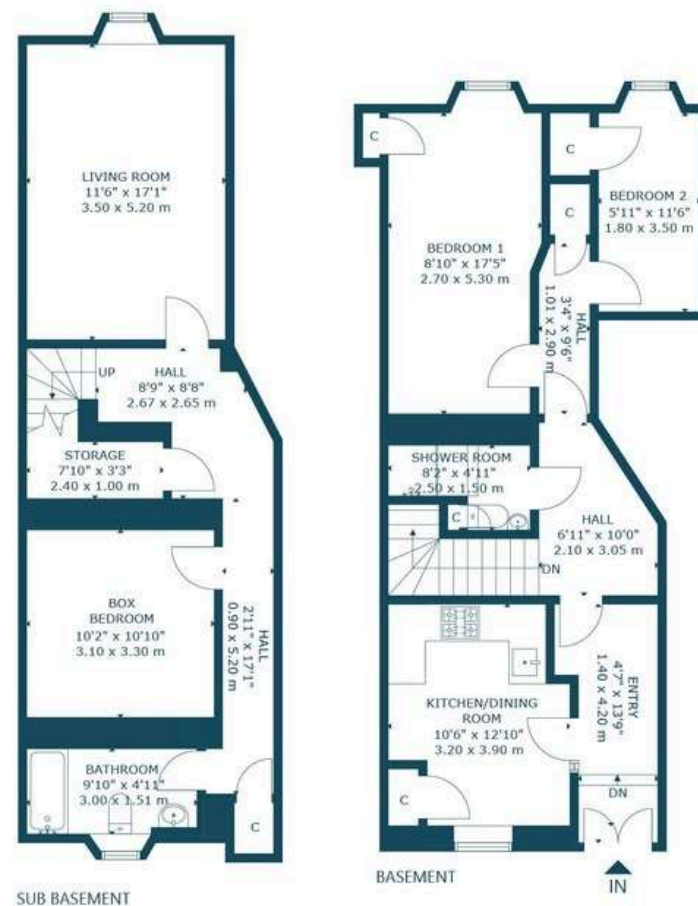
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SUB BASEMENT

BASEMENT



27 LONDON STREET, NEW TOWN, EDINBURGH, EH3 6LY
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,257 SQ FT / 117 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.