

# 7/5 LONDON STREET

New Town, Edinburgh, EH3 6LZ



**GILSON GRAY**

LAW • PROPERTY • FINANCE



**PROPERTY NAME**

7/5 London Street

**LOCATION**

Edinburgh, EH3 6LZ

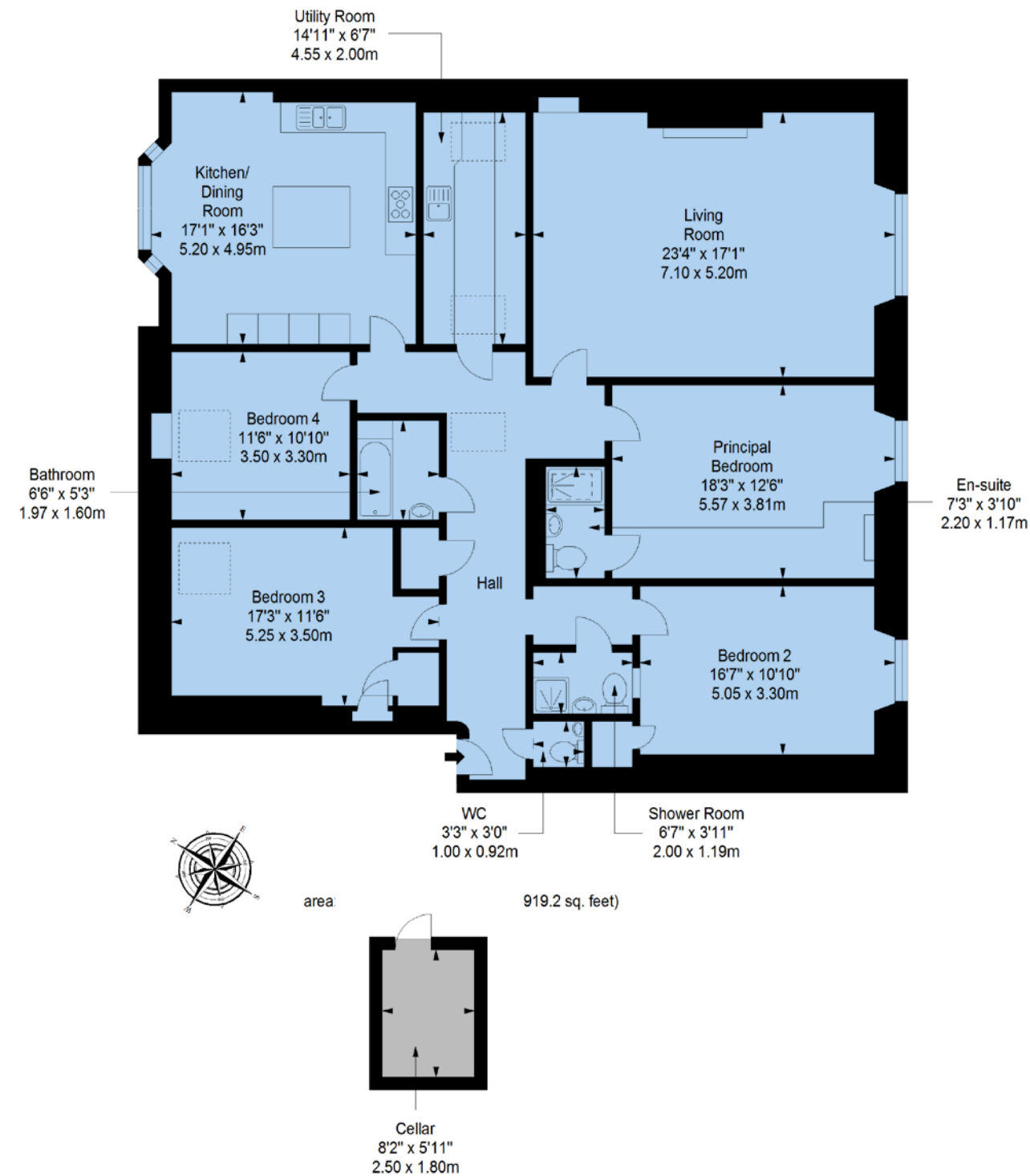
**APPROXIMATE TOTAL AREA:**

178.3 sq. metres (1919.2 sq. feet)

● TOP-FLOOR

● CELLAR

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



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# WELCOME TO 7/5 London Street

This third/top-floor flat forms part of an A-listed Georgian tenement building in the city's prestigious New Town, within its conservation area, offering generous accommodation including four double bedrooms, a large living room, a kitchen/dining room, two shower rooms, a bathroom, and a separate WC.

## GENERAL FEATURES

Third/top-floor flat in the city's exclusive New Town  
 Within the New Town conservation area  
 Well-presented, modern interiors and period features  
 EPC Rating - E | Council Tax band - F

## ACCOMMODATION FEATURES

Secure shared entrance and stairwell  
 Welcoming hallway with built-in storage  
 Generous, southeast-facing living room  
 Attractive, times kitchen with breakfasting island and dining space  
 Four large, elegantly presented double bedrooms  
 One en-suite shower room  
 Additional shower room  
 Two-piece bathroom and separate WC  
 Gas central heating system  
 Traditional sash-and-case windows

## EXTERIOR FEATURES

Controlled on-street parking (Zone 6)



# WELCOME TO 7/5 LONDON STREET

## Third/top-floor flat in the city's exclusive New Town

Boasting spacious and flexible accommodation, this four-bedroom, three-bathroom third/top-floor flat forms part of a handsome, A-listed Georgian tenement building in the city's prestigious New Town, a building that was once home to well-known artist Anne Redpath. Set within the New Town's conservation area, the home further benefits from unrivalled amenities on the doorstep and within enviable easy reach, including an eclectic range of shops, highly regarded schools, excellent transport links, cafés, restaurants, and bars, as well as cultural and entertainment venues and scenic open spaces.

A secure shared entrance and stairwell takes you to the property's front door on the third/top floor, where an inviting hallway welcomes you inside. Immediately setting the tone for the interiors to follow with neutral décor and a fitted carpet, the hall accommodates built-in storage and offers space for furniture items.





## A large reception room with iconic views



The living room is elegantly presented in a neutral colour palette, enhanced by beautifully detailed cornicing, a homely feature fireplace, an Edinburgh press, and a fitted carpet, and it offers plenty of space for various configurations of lounge furniture. The living room's large recessed sash-and-case window (with working shutters) captures lovely natural light throughout the day and frames views encompassing Calton Hill and its iconic monuments.

## THE LIVING ROOM









# WELL-APPOINTED KITCHEN/DINING ROOM



## Sure to appeal to those who love to cook and host

Fronted by a charming dormer window, the kitchen is well-appointed with a range of timeless, yet stylish wall and base cabinets, wood-styled worktops, and splashback tiling, with a number of appliances neatly integrated. A breakfasting island creates a ideal space for morning coffee, busy weekday breakfasts, and socialising while cooking, whilst provision is made for a small seated dining area. The kitchen is supplemented by a spacious utility room with additional cabinetry, workspace, and space for laundry appliances.







# THE BEDROOMS

**Tranquil sleeping areas  
with various options  
for use**

The home's four double bedrooms continue the attractive presentation of the preceding accommodation with neutral décor and fitted carpets for optimum comfort underfoot. The principal bedroom is supplemented by storage and an en-suite shower room, whilst two of the remaining rooms are also accompanied by built-in storage.







**Elegantly presented principal bedroom with period features and supplemented by storage**





# MULTIPLE WELL-APPOINTED WASHROOMS

The principal bedroom's en-suite shower room comprises a shower enclosure, a pedestal basin, and a WC, with the second shower room fitted with a similar three-piece suite. The bathroom comes complete with a bathtub and a pedestal basin, whilst a separate WC, with a two-piece suite, completes the accommodation on offer.





# GARDENS & PARKING

## Access to Queen Street Gardens and residents' permit parking

The property benefits from access to Queen Street Gardens, subject to a modest annual fee. Controlled on-street parking on London Street and in the vicinity falls under Zone 6.

Extras: Integrated kitchen appliances comprising a double oven, a gas hob, and an extractor hood will be included in the sale, as well as a freestanding fridge/freezer, dishwasher, washing machine, and dryer. Please note, no warranties or guarantees shall be provided for the appliances.





  
7/5 LONDON  
STREET



# 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. Body





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