



**6C/2 Howe Street, New Town,
Edinburgh, EH3 6TD**



CHARTERED FIRM



ELP 
Arbuthnott
McClanachan
solicitors & estate agents

ATTRACTIVE

ONE-BEDROOM, BASEMENT LEVEL FLAT



Attractive, one bedroom, basement level flat forming part of a Georgian tenement, with a fantastic location in Edinburgh's New Town, a stone's throw from the vibrant Stockbridge, with its excellent range of independent shops, cafes, restaurants and a short walk into the city centre. This property has been nicely decorated in neutral colours, has hard flooring throughout and is in walk-in condition. The accommodation consists of a shared entrance, with flat 6C/1, a hallway, an attractive shower room, with a shower cabinet, feature wash hand basin and a cupboard housing the washing machine. There is also a large double bedroom, a fitted kitchen, with modern white units and appliances and a cosy living room. This is an ideal property for a first-time buyer or an investment opportunity. Flat 6C/1 is also on the market.

Shared entrance, with entry phone

Hall

Living room

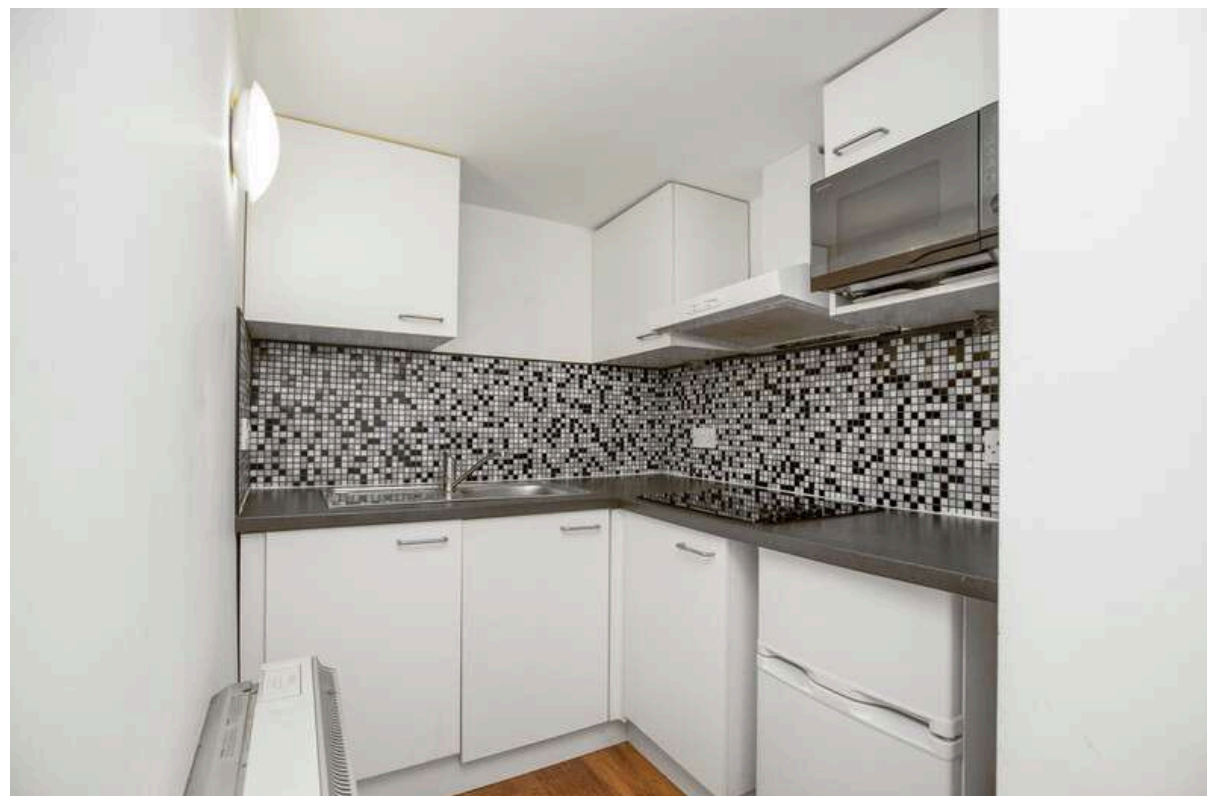
Kitchen

Large double bedroom

Shower room

Electric storage heating

Permit/meter parking





NEW TOWN

The New Town is situated in the heart of the City Centre and boasts an enviable range of local amenities. The local area has lovely open spaces including Calton Hill, one of the City's most popular attractions and Holyrood Park, a wonderful spot for an afternoon stroll and outdoor activities. The new St James Quarter is within a short walk of the property, offering a new shopping complex, a luxury hotel, a multi-screen cinema and restaurants. There is an excellent choice of cultural activities in the vicinity including Playhouse theatre, Vue cinema and art galleries. The property is well within reach of excellent public transport services such as the tram with direct links to Edinburgh Airport and Edinburgh Waverley is located within walking distance with direct routes to London.



Extras

All fitted floor coverings, light fittings, hob, microwave, fridge and washing machine are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

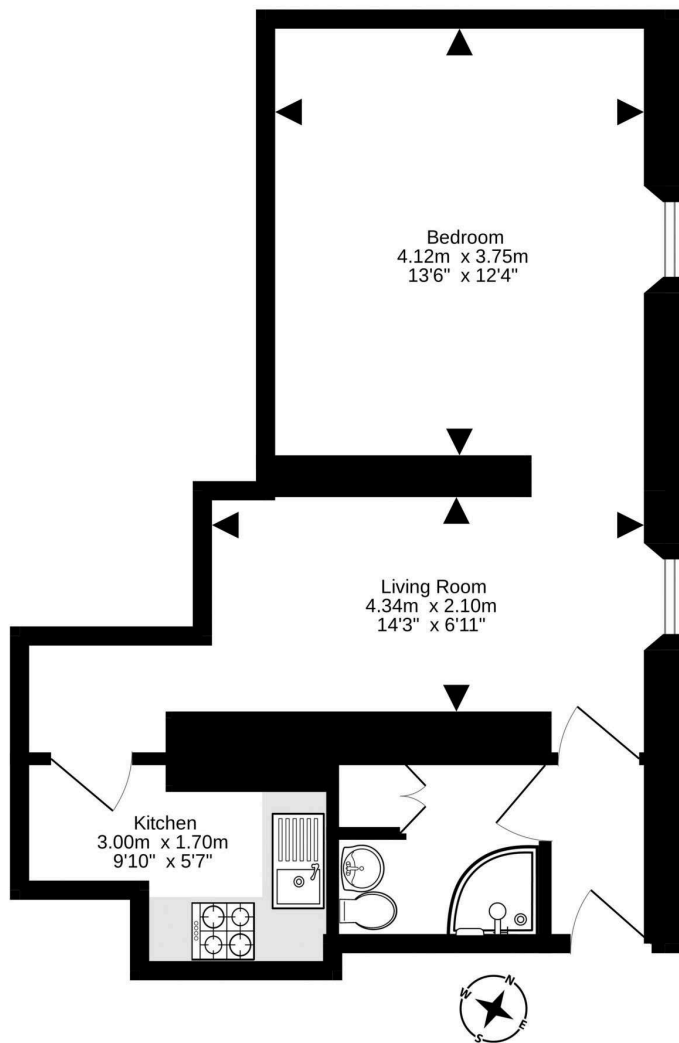
C

Home Report Valuation

£215,000

EPC Rating

C



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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