



15/5 East London Street, Edinburgh, EH7 4BN

Description

Substantial, well presented 4/5 bedroom duplex flat occupying the top two floors of a traditional Georgian / Late Victorian style tenement and set within the heart of the New Town. It retains several period features including original cornicing, ceiling roses, fireplace and high ceilings. Most of the carpets in the property have been replaced recently with the exception of the hallway and staircase. It has previously been let out as an HMO and would make an ideal investment property, particularly given the superb City Centre location. It has splendid views to the front of Mansfield Traquair and to the rear towards Calton Hill. It also has gas central heating.

The accommodation comprises:

- Spacious and welcoming entrance hall with deep under stair cupboard and further storage cupboard
- Fitted kitchen with a range of wall and base mounted dove grey units, laminate worktops with inset stainless-steel sink and appliances including a new electric induction hob, new electric fan oven, washing machine and fridge freezer which is located within the pantry style cupboard
- Spacious front facing living room with full height windows with working shutters, open shelved press, ornate cornicing and ceiling rose
- Large front facing dining room which could also be a fifth bedroom if required
- The family bathroom is fitted with a bath, pedestal wash basin, WC and tongue and groove wooden panelling with dado rail



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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- Spacious rear facing double bedroom with Edinburgh press and egg and dart cornicing
- Upstairs landing with shelving and storage unit
- Front facing double bedroom with built-in storage and Velux window
- Further single bedroom with Velux window and shelving
- Shower room with WC, wash basin and shower enclosure with Mira electric shower
- Further rear facing double bedroom with dormer window

Location

Situated a short walk from St Andrew Square and Princes Street, East London Street forms part of the New Town, an area noted for its wonderful architecture and widely considered one of Edinburgh's most sought after locations. The East End of the City Centre has been enhanced further in recent years by the St James Quarter, which offers an array of Boutiques, retailers, restaurants. There are also many well known shopping venues including John Lewis and Harvey Nichols nearby in addition to the high street retailers on Princes Street and George Street. Nearby Broughton Street has a great variety of local shops, deli's, restaurants and bars. The Omni Centre cinema complex and the Playhouse Theatre are also nearby.

External

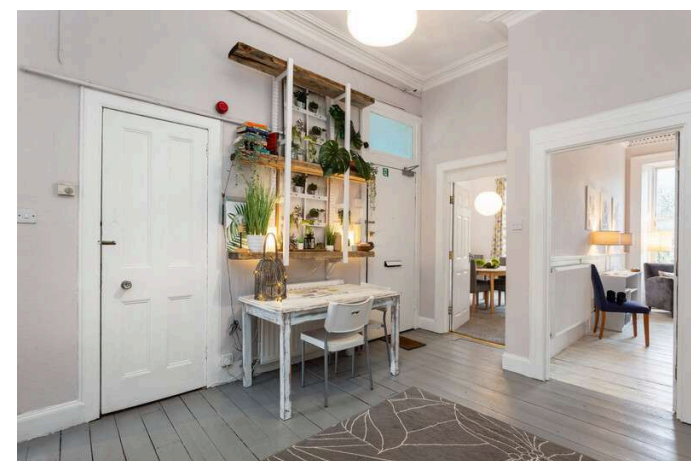
There is a shared garden to the rear of the property. Residents permit parking is available on street.

Extras

The carpets, fixed floor coverings, blinds, curtains and kitchen appliances are included in the sale.

Council tax

It is our understanding that this property is subject to Council Tax Band D, however, please check with the local authority.



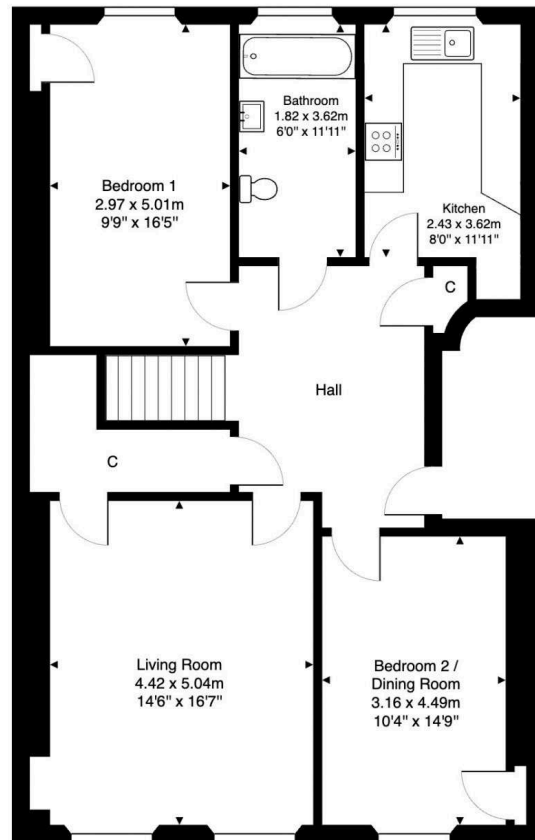




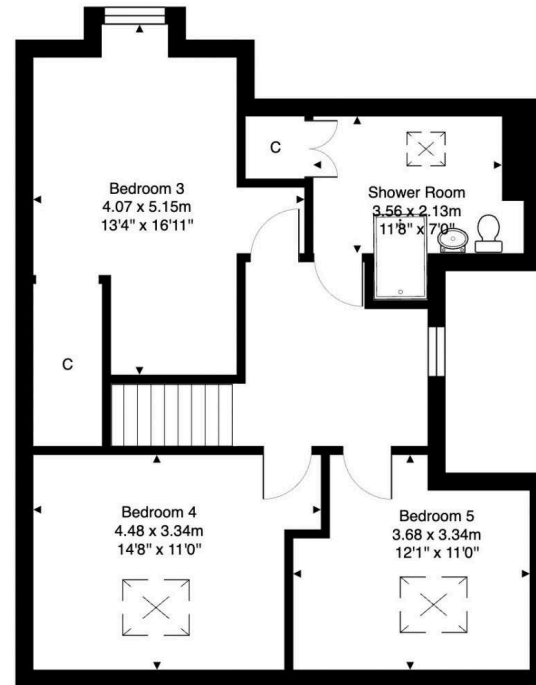




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Third Floor



Fourth Floor

Total Area: 154.4 m² ... 1662 ft²

All measurements are approximate and for display purposes only.



DMD | SOLICITORS &
ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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