



Solicitors & Estate Agents










Offers Over
£220,000

59/5 East London Street

New Town | Edinburgh | EH7 4BW

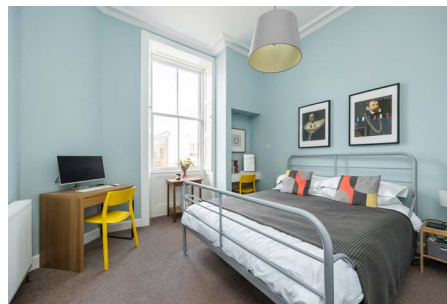
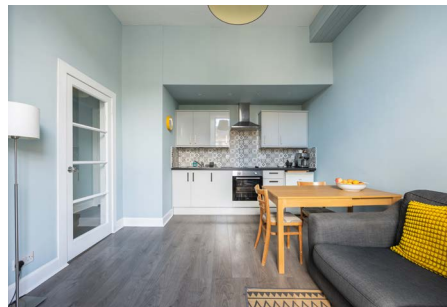
This attractive north facing, well presented second floor flat forming part of a traditional tenement, is ideally located in the New Town, a central location within walking distance of the City Centre and is presented to the market in true move-in condition. The accommodation would suit young professionals or buy to let investor and internal viewing is highly recommended.

-  1 Bedroom
-  1 Public Room
-  1 Shower room
-  Permit/metered parking
-  Shared drying area
-  EPC Rating – C
-  Council Tax Band – B



Description

In brief the accommodation comprises; secure entry system, welcoming entrance hallway with useful built-in storage cupboard, which houses a washing machine, light and airy lounge/dining open plan to modern fitted kitchen, generously proportioned double bedroom with excellent built-in storage and contemporary shower room. Further benefits include gas central heating.



Extras

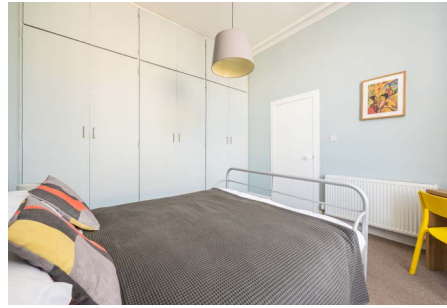
All fitted floor coverings will be included in the sale together with the integrated oven/hob, fridge and washing machine.

Gardens & Parking

There is a communal drying area located to the rear of the property and permit/metered parking can be found to the front and surrounding area.

Viewing

By appointment with Neilsons on 0131 625 2222.



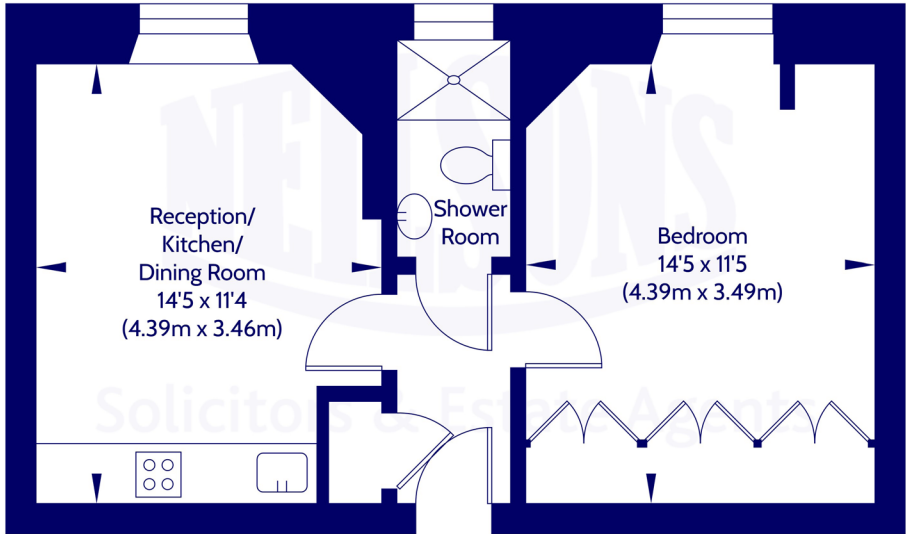


Location

The property is situated within the New Town district of the city providing many local shops and services for everyday requirements. A Tesco superstore is conveniently located on Broughton Road, just a short walk away with further amenities available in nearby Canonmills and on Broughton Street, both of which have a great selection of busy bars, boutique shops and cafes. Leisure facilities within the vicinity include the popular St James Quarter, with its superb range of high street retailers and eateries, the Playhouse Theatre and Omni Centre's Health & Fitness Centre and multiscreen cinema, pleasant walks can be enjoyed along the Water of Leith, at the Royal Botanic Gardens and in Inverleith Park, which is within close proximity. The City Centre is within walking distance and excellent public transport provides quick and easy access to anywhere in the city. This includes the York Place Tram stop within walking distance.



Approx. Gross Internal Floor Area 37.8 Sq M / 407 Sq Ft.



First Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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For helpful, friendly, personal advice, get in touch.

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