



45/3 East Claremont Street

NEW TOWN | EDINBURGH | EH7 4HU



MURRAY
BEITH
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45/3 East Claremont Street is a beautifully presented top floor flat with an open southerly outlook towards Calton Hill and The National Monument of Scotland. The property benefits from working shutters throughout and a wealth of excellent amenities on the doorstep as well as being within easy reach of the city centre.

Entrance hall; living room with roof-top views and working shutters; fitted kitchen with a range of wall mounted and floor standing units; master bedroom with en-suite shower room; double bedroom 2; modern bathroom with a contemporary three-piece suite comprising WC, wash hand basin and clawfoot bath with shower attachment.

Zoned and metered parking are both available locally.

Gas central heating.

Extras

Standard fixtures and fittings are included in the sale, and whilst believed to be in reasonable working order, are strictly "sold as seen". White goods include the washing machine, fridge, freezer, oven, gas hob and dishwasher, and all are included in the price.

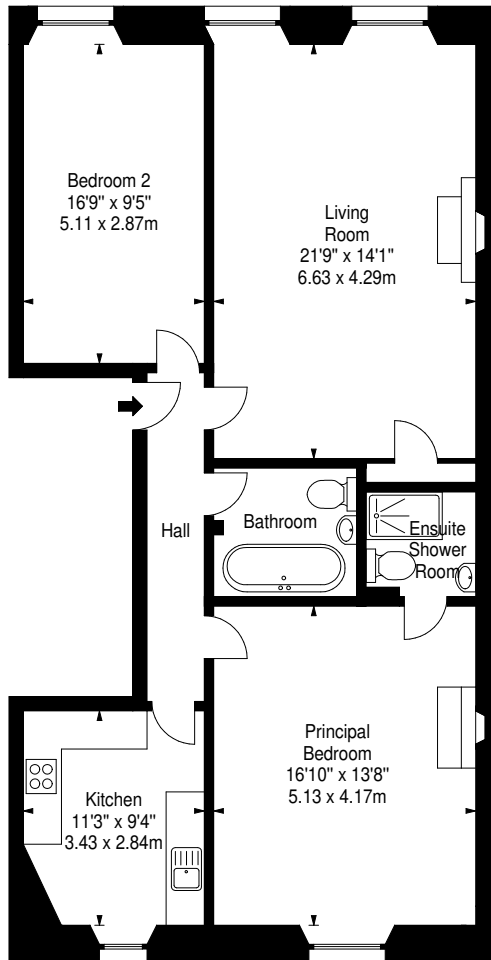




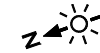
East Claremont Street,
Edinburgh,
Midlothian, EH7 4HU



Approx. Gross Internal Area
1002 Sq Ft - 93.09 Sq M
For identification only. Not to scale.
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Ground Floor



Location

Situated in the hugely desirable residential location of New Town with its easy access to a wide variety of boutique shops, cafes, bars and restaurants. The immediate area also benefits from a Tesco and Lidl at Canonmills. Leisure facilities include Glenogle Baths and Gym, Inverleith Park, and the world-renowned The Royal Botanic Gardens make the perfect escape from the hustle and bustle of city life. Further sports facilities can be found at Edinburgh Accies and The Grange Club, with its tennis, (soon to include an indoor court and 2 padel courts), cricket, squash and hockey sections. The scenic Water of Leith offers tranquil walks to Leith and to the West End of the city, and the extensive cycle-path network of Edinburgh is also easily accessible. Public transport to the city centre and other parts of Edinburgh are available from Bellevue and further transport links are readily accessible, with a short journey to the city bypass, Edinburgh international airport and wider road network of central Scotland. Schools in both the public and private sector are also available locally.



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The following note is of crucial importance to intending viewers and/or purchasers of the property.

1. These particulars are prepared for the guidance of prospective purchasers and although they are intended to give a fair overall description of the property they are not intended to constitute part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. 2. No information in these particulars should be considered to be a statement of the condition of the property or of any services, equipment or facilities. 3. Photographs appearing in the brochure were taken in 2024 and indicate only parts of the property. No assumption should be made in respect of parts of the property which are not shown in the photographs. 4. Purchasers should not assume that any planning, building regulations or other consents have been obtained for alterations or changes of use. Any intending purchasers must verify the position themselves. 5. Descriptions of the property contained in these particulars are subjective. Any areas, measurements or distances stated in these particulars are approximate only. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. 6. No person in the employment of Murray Beith Murray has any authority to make or give any representation or warranty whatever in relation to this property nor to enter into any contract relating to the property. 7. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn. 8. Interested parties are requested to register their interest through their solicitors so that they may be informed should a closing date be set for the receipt of offers. 9. The seller shall not be obliged to accept the highest offer or any offer.

All offers should be submitted to Murray Beith Murray in writing and in accordance with Section 3 of the Requirements of Writing (Scotland) Act 1995.