



18a Hart Street

New Town, Edinburgh, EH1 3RN

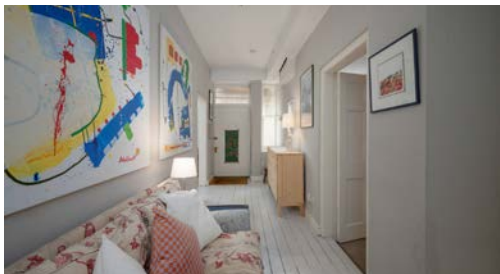
CALL US ON 0131 447 4747



# 18a Hart Street, New Town,Edinburgh, EH1 3RN

For price and viewing information please visit [gillespiemacandrew.co.uk/properties](http://gillespiemacandrew.co.uk/properties) or call 0131 447 4747

- Stairs leading down to private patio area.
- Reception hall with storage cupboard.
- Utility cupboard housing automatic washing machine.
- Superb generously proportioned open plan living room/dining room/kitchen.
- Dual aspect with ample natural light throughout the day.
- Feature gas fire.
- Master bedroom with built-in storage & ensuite shower room.
- Further good-sized double bedroom.
- Contemporary fitted bathroom with shower attachment, underfloor heating and heated towel rail.
- Gas central heating.
- Alarm system.
- Many original features including some working shutters.
- Three cellars - two of which are fully lined.
- Private patio/courtyard area which wraps around the front of the property.
- Permit & metered on-street parking.



## GENERAL DESCRIPTION

A beautiful main door flat in Edinburgh's prestigious Georgian New Town, just moments from vibrant Broughton Street with its wealth of independent restaurants, bars and bistros. This peaceful lower-ground corner flat has a bright, open-plan kitchen and living area that benefits from being dual aspect, creating a light and welcoming space. The property has two double bedrooms with a large central hallway separating them. As well as cupboards inside the property, storage comprises three cellars outside. Two are lined and waterproof, one is the older 'binned' cellar and ideal for storing, for example, garden equipment to service the L-shaped patio courtyard area that wraps around the property. This appealing property would make an ideal purchase for a first-time buyer, a professional person or couple.

COUNCIL TAX BAND

D.

TRAIN STATION

APPROXIMATELY 0.6 MILES TO EDINBURGH WAVERLEY STATION.

AIRPORT

APPROXIMATELY 8.8 MILES TO EDINBURGH AIRPORT.

BUSES & TRAMS

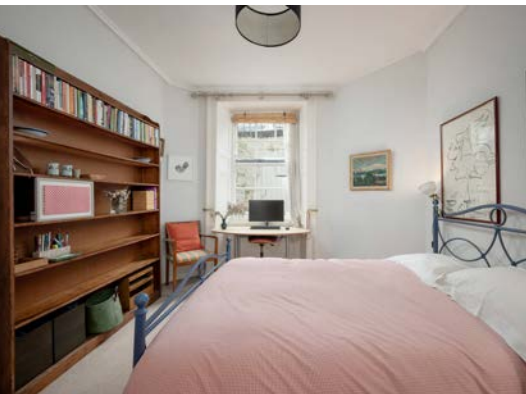
WITHIN 200 METRES.

## LOCATION

Hart Street is a quiet, well-positioned street in Edinburgh's historic New Town, offering central convenience and residential calm. The area is known for its elegant Georgian architecture and easy access to the bustling city centre and many of Edinburgh's famous attractions. Trams to the airport, excellent bus links and Waverley train station are all very close by. George Street, Multrees Walk, Omni Centre and the newly completed St. James Quarter provide a wide range of cinemas, shops and restaurants, while cultural venues like the Playhouse Theatre and the Scottish National Portrait Gallery are a ten minute walk away. Nearby green spaces and walks such as Inverleith Park, the Water of Leith, Calton Hill and the Royal Botanic Garden offer calm natural retreats and open views. Stockbridge and Leith are both within easy reach, adding to the flexibility and appeal of this prime location. Hart Street provides all the convenience of living in the heart of the capital on a quiet residential street.

### EXTRAS:

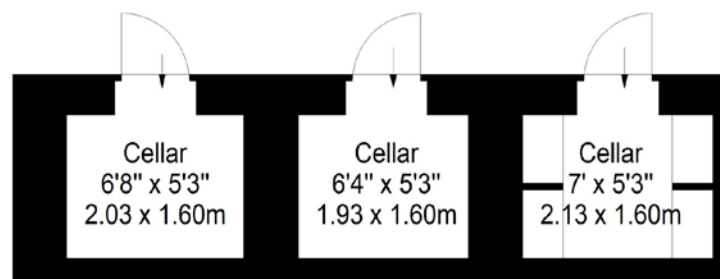
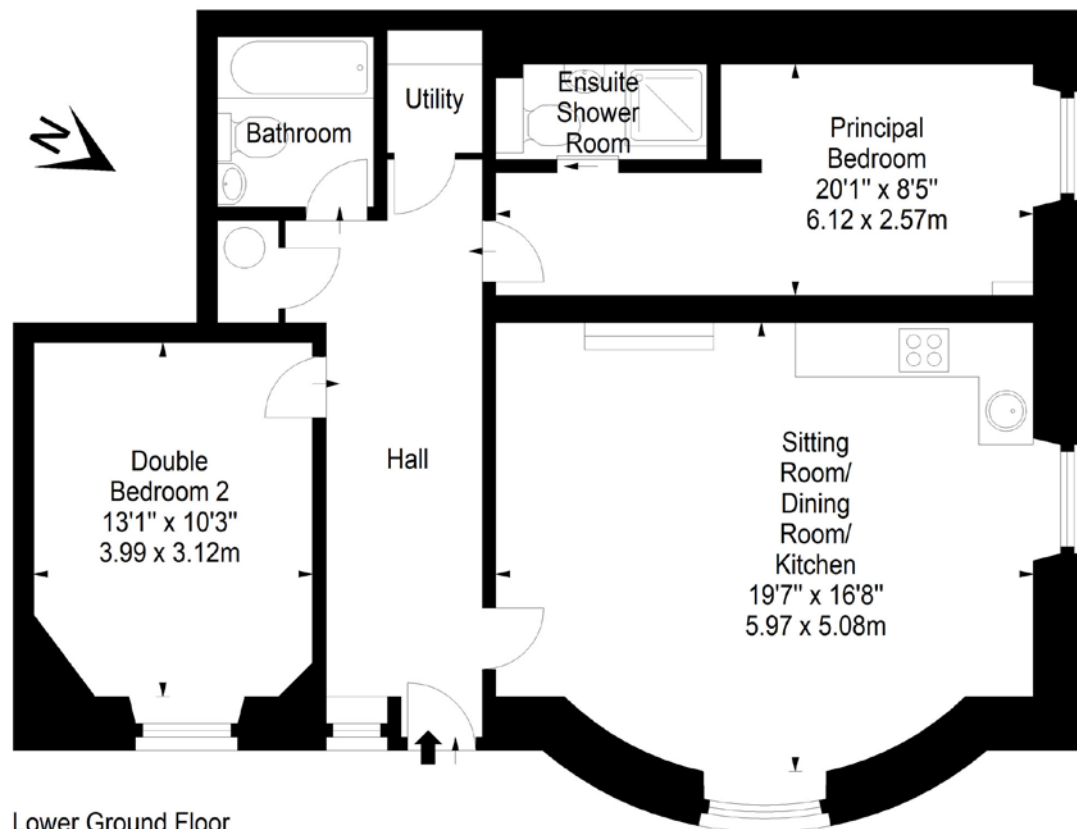
ALL FITTED FLOOR COVERINGS, LIGHT FITTINGS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FREE-STANDING DISHWASHER, AND AUTOMATIC WASHING MACHINE WITHIN THE UTILITY CUPBOARD. THE BLINDS, CURTAINS, SHELVEING, AND PIANO MAY ALL BE AVAILABLE THROUGH NEGOTIATION.







ENERGY PERFORMANCE  
CERTIFICATE RATING D



**Hart Street,  
Edinburgh  
EH1 3RN**



Approx. Gross Internal Area  
851 Sq Ft - 79.06 Sq M  
Cellars  
Approx. Gross Internal Area  
136 Sq Ft - 12.63 Sq M  
For identification only. Not to scale.  
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T: 0131 447 4747

**WEBSITE: [GILLESPIEMACANDREW.CO.UK/PROPERTIES](http://GILLESPIEMACANDREW.CO.UK/PROPERTIES)**

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