



**9 Leopold Place**  
**New Town, EH7 5JW**

**Deans**   
Solicitors & Estate Agents LLP



## MAIN DOOR FLAT

- Entrance Hall
- Living / Dining Room
- Kitchen
- Principle Bedroom with Ensuite
- Second Double Bedroom
- Dressing Rooms
- Shower Room
- Gas Central Heating
- Patio
- Bike Storage/Shed
- Zoned Residents Parking
- EPC Rating - C





Forming part of an impressive A-Listing Building the property is within William Playfair's historic Eastern Entrance to the New Town development or Calton Scheme of 1820, designed to offer high-quality private housing. The property offers spacious accommodation in a superb city centre location, a short stroll from the excellent St James Quarter and convenient for a wealth of world-class amenities and transport links by tram, train or bus. The accommodation has been tenanted and, while generally well-maintained, would benefit from some cosmetic refreshment and comprises; welcoming entrance hallway, open plan living/dining room with modern fitted kitchen, principal bedroom with dressing room and en-suite shower room, ground floor level offers a second double bedroom with dressing room off and shower room. There is a gated front garden, patio and zoned residents parking. Property benefits from gas central heating, electric under floor heating in both bathrooms and bike shed/storage. The fitted carpets and floor coverings, light fittings, curtains, hob, oven, tumble, washing machine and fridge freezer are to be included in the sale. All included appliances are sold as seen with no warranty provided.



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Edinburgh, EH7 5JW

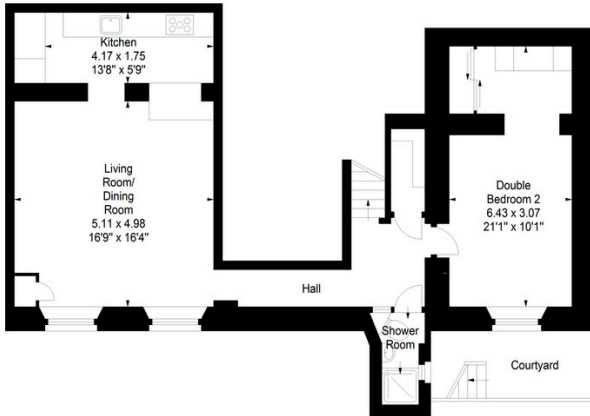


Gross internal area (approx)

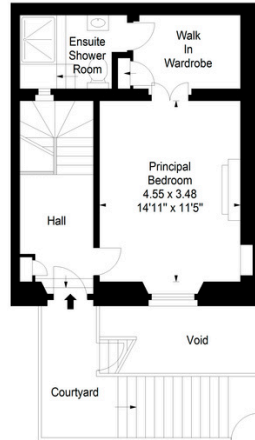
**108.88 sq.m (1172 sq.ft)**

For Identification Only. Not To Scale.

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Lower Ground Floor



Ground Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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Your Property People.

**0131 667 1900**

[mail@deansproperties.co.uk](mailto:mail@deansproperties.co.uk)

[deansproperties.co.uk](http://deansproperties.co.uk)