










Solicitors & Estate Agents



83/11 East London Street

New Town | Edinburgh | EH7 4BQ

Located in the heart of Edinburgh's prestigious New Town, this bright and generously proportioned second-floor corner apartment offers a rare opportunity to enjoy elegant city living in one of the capital's most desirable central locations. Set within an attractive and well-maintained modern development, the property benefits from a private allocated parking space—an invaluable asset in such a prime area. With its abundance of natural light and thoughtfully designed layout, this stylish apartment provides both comfort and convenience, making it ideal for professionals, investors, or anyone seeking a refined urban lifestyle.

-  2 Bedrooms
-  1 Public Rooms
-  2 Bathrooms
-  Allocated Parking
-  Lift
-  EPC Rating – C
-  Council Tax Band - E



Description

The property is accessed via a welcoming T-shaped hallway, which features elegant archways and offers two practical storage cupboards, perfect for coats, shoes, and everyday essentials. From here, you are led into the bright and spacious dual-aspect reception room, which enjoys an enviable view stretching directly along East London Street. This generous living area provides a comfortable and stylish setting for both relaxing and entertaining. The well-appointed fitted kitchen offers a range of wall and base units for ample storage, integrated appliances for a sleek finish, and enough space to accommodate a compact dining table — ideal for casual meals or morning coffee. The principal bedroom is a peaceful retreat, featuring built-in wardrobes with bi-fold doors that maximise space and functionality. The room also benefits from a pleasant en-suite shower room, complete with a white two-piece suite and a cubicle fitted with a modern thermostatic shower. A second well-proportioned double bedroom enjoys a similar open outlook as the reception room and also features built-in wardrobes, providing plenty of storage. The main bathroom is finished with a classic white three-piece suite, and is fully tiled to both the walls and floor, offering a clean and contemporary space for daily use.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Parking

Adding further appeal to this fantastic city apartment is the allocated private parking space — a rare and highly desirable feature in this central location.

Viewing

Please contact 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 73.7 Sq M / 793 Sq Ft.

Second 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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