










Solicitors & Estate Agents



# 41 2F1 East London Street

New Town | Edinburgh | EH7 4BW

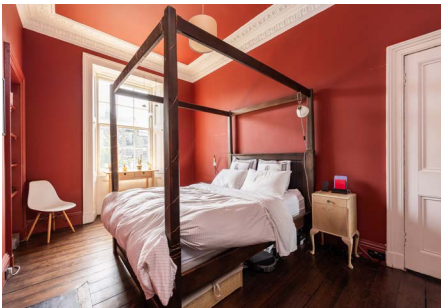
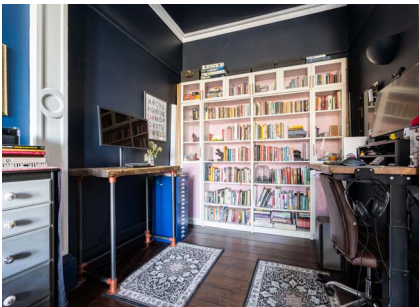
Forming part of a traditional Victorian tenement in Edinburgh's highly sought-after New Town, this elegant property benefits from classic period architecture and an enviable central location. The building is accessed via a secure entry phone system, ensuring privacy and peace of mind for residents. To the rear, a well-maintained shared garden offers a peaceful outdoor space.

-  2 Bedrooms
-  2 Public Rooms
-  1 Bathroom
-  Residents Permit Parking
-  Communal Rear Gardens
-  EPC Rating – C
-  Council Tax Band - D



## Description

You are welcomed into this elegant home by a particularly spacious and inviting entrance hallway, which immediately sets the tone for the property's generous proportions and thoughtful layout. The hall benefits from two large, deep storage cupboards—perfect for coats, shoes, and household essentials—as well as an additional shelved cupboard, offering superb storage options rarely found in similar properties. The impressive bay-windowed lounge is a standout feature of the home, bathed in natural light and enhanced by period detailing, including ornate cornice work, a decorative ceiling rose, and a beautiful gas fireplace that forms a charming focal point. A decorative archway subtly separates the main sitting area from a cleverly integrated dining or home office space, making the room highly versatile for both relaxing and working from home. To the rear of the property, the stylish dining kitchen has been thoughtfully designed with both aesthetics and practicality in mind. It features an attractive range of fitted wall and base units, complemented by solid wooden worktops and classic tiling. A standout Rangemaster cooker will appeal to home chefs, while a breakfast bar provides a casual dining option or additional prep space. The kitchen offers plenty of room for a dining table, making it ideal for both everyday use and entertaining guests. There are two well-proportioned double bedrooms, each offering a peaceful retreat with space for freestanding furniture. The principal bedroom benefits from a calm, neutral palette and large window, ensuring a bright and restful atmosphere. Completing the accommodation is a luxurious, fully tiled bathroom, finished to a high standard. It includes a modern WC, a striking marble wash hand basin with stylish vanity unit, and a generous walk-in shower enclosure fitted with a dual-headed thermostatic shower, delivering both comfort and contemporary flair. This beautifully presented home blends traditional architectural charm with modern upgrades, offering an excellent layout and a high standard of finish throughout.





## Extras

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

## Gardens & Parking

The property enjoys access to a well-tended communal garden to the rear, offering a peaceful and green retreat for residents to relax or socialise outdoors. Thoughtfully maintained, the garden adds a sense of tranquility and community rarely found in such a central location. Additionally, on-street residents' permit parking is available, providing convenient and reliable parking options in this highly desirable New Town setting.

## Viewing

Please contact Neilsons on 0131 625 2222.



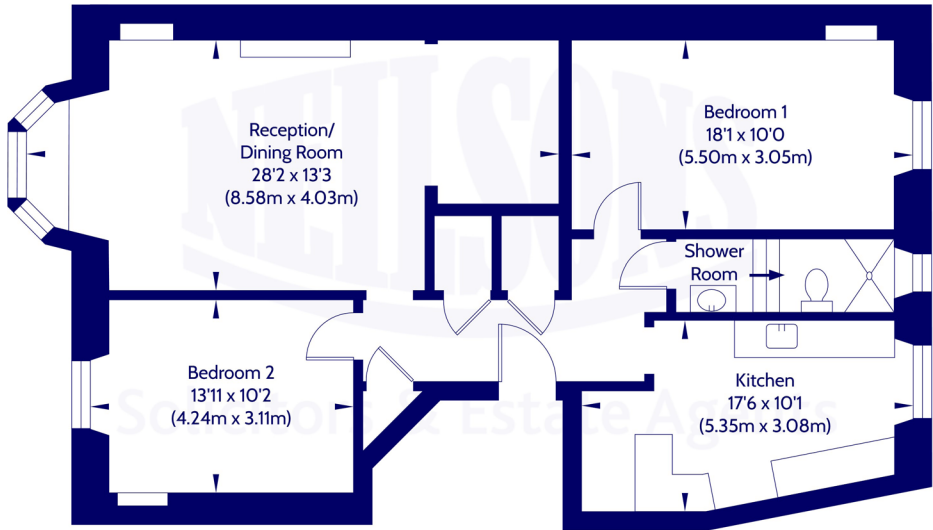


## Location

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 91.72 Sq M / 987 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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