



1 Leopold Place

New Town, Edinburgh, EH7 5JW



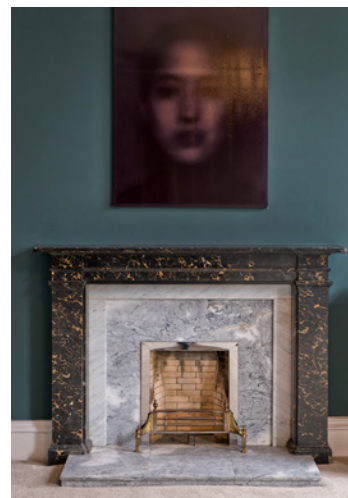


Welcome to 1 Leopold Place

Nestled within a historic conservation area in the heart of the capital, 1 Leopold Place is a superior New Town residence, the epitome of Georgian opulence, with its own private entrance in a Playfair-designed A-listed block. Situated just a short stroll from Princes Street, Waverley train station, and the airport tram line, this two-bedroom, two-shower-room flat enjoys an unrivalled city location with south-facing views of Calton Hill's iconic skyline from its open-plan living area and second bedroom, while the principal suite benefits from a peaceful off-street position.



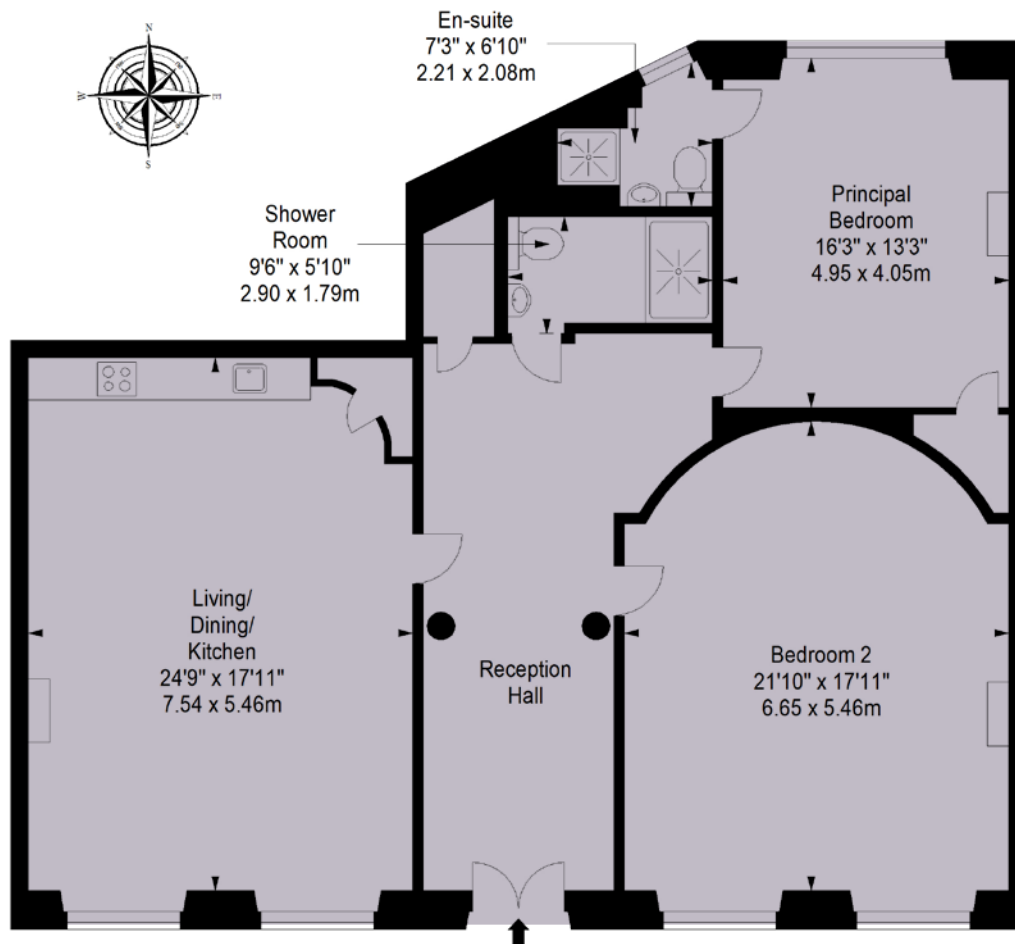
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Property Name

1 Leopold Place

Location

New Town, Edinburgh
EH7 5JW

Approximate total area:

135.8 sq. metres (1461.8 sq. feet)



Ground Floor

The floorplan is for illustrative purposes.
All sizes are approximate.



A beautiful New Town main-door home

within an A-listed
Playfair-designed
Georgian
townhouse

The exclusive two-bedroom main-door flat forms part of a handsome parade of properties, granted A-Listed status for their significance as a fine example of W H Playfair's classical Greek Revival architecture, which shaped the New Town landscape and includes some of Edinburgh's most notable landmarks. The signature style of this leading 19th-century architect focused on breathtaking proportions and exquisite decorative details. The flat's interior beautifully showcases these attributes, with chic minimalist décor allowing the preserved heritage to take centre stage. This is an exciting opportunity to acquire a piece of New Town architectural history, particularly appealing to professionals, small families, and those seeking a sound rental or holiday let investment.



General features

Highly coveted New Town location
Conveniently close to train and tram links
Exceptional Georgian flat with exclusive
main-door access
Exquisite, authentic features and south-facing
Calton Hill views
A-listed townhouse, designed by the prominent
New Town architect W H Playfair
EPC Rating - C

Accommodation features

Impressive entrance hall with useful storage
Generous sun-lit living/dining room open to:
Ultra-stylish, fully integrated kitchen
Rear-facing principal suite with storage and
a chic shower room
Opulent second double bedroom
Second modern shower room
Gas central heating

External features

Proximity to attractive public parks and Calton Hill
Controlled On-street parking (Zone 1)





A large
entrance
hall with
original
flagstone
flooring
and
Grecian-
style
columns



Reached via a gantry through gated railings, the classic Georgian front door opens into a large entrance hall that instantly impresses with original flagstone flooring and stately ornamentation, including Grecian-style columns.

The hall houses storage and flows into the social heart of the home: a capacious, light-filled living and dining room open to a streamlined contemporary kitchen.

Entrance hall

Instantly impresses





South-facing reception room

with Calton Hill views

This convivial environment has flexibility for numerous furniture arrangements and takes advantage of the property's scenic front outlook, captured through substantial south-facing windows boasting an authentic twelve-pane style and operational shutters.





Integrated contemporary kitchen

The stunning room also retains a feature fireplace and delicate cornicework, while, to one corner, the soft-taupe kitchen is fully integrated with top-brand appliances to achieve an immaculate aesthetic. An oven, microwave, induction hob, fridge freezer, washing machine, and dishwasher complement the fitted units and illuminated workspace. Additionally, there is a useful pantry cupboard for discreet storage.





The
soft-taupe
kitchen is fully
integrated
with
top-brand
appliances





A principal bedroom with a tranquil rear position

At the rear of the hall is the principal suite, featuring a bright, softly carpeted bedroom with built-in storage. Classic cornicing, functional window shutters, and a focal fireplace adorn this charming, quietly positioned sleeping area.





A sweeping rear curvature, intricate cornicing, a central rose, and an ornamental fireplace in solid marble



A magnificent second bedroom

The second plushly carpeted bedroom looks out to Calton Hill through double south-facing classical windows with working shutters. Sophisticated deep teal décor brings warmth to this expansive room, which boasts a sweeping rear curvature, intricate cornicing, a central rose, and an ornamental fireplace in solid marble. This statement bedroom could easily include a study or become a second reception area.







Two stylish shower rooms



One en-suite to the principal bedroom

A bright contemporary shower room with a rainfall shower complements the principal suite. It has a tasteful neutral finish, which continues into the second shower room off the hall. This completes the interior and includes a luxury walk-in rainfall shower.



A prime central location

with controlled on-street parking and proximity to scenic green spaces

From this location, you are spoilt for choice with green spaces to enjoy the outdoors. The leafy London Road Gardens and Gayfield Square park are on the doorstep, while the rugged natural beauty of Calton Hill is close by, rewarding climbers with spectacular vistas across the city and beyond.

On-street parking in the vicinity is controlled under Zone 1, ensuring priority for residents.

Extras: The sale includes fitted floor and window coverings, light fittings, and integrated appliances, whilst the furniture is available by separate negotiation.



New Town

Set within the New Town, the property enjoys a prime location in Edinburgh's most prestigious postcode. Its excellent situation offers residents the finest amenities the capital has to offer, all within easy walking distance.



On your doorstep, you will find a superb choice of top-rated restaurants, cafés, fashionable bars, and clusters of small speciality shops. The New Town hosts world-class shopping outlets including Harvey Nichols, John Lewis, Multrees Walk at St. Andrew Square, and St James Quarter, while Princes Street is lined with all the top-name High Street retailers. Stockbridge offers a unique village atmosphere, and the independent outlets here are arguably some of the best in the country. A selection of some of Scotland's finest art galleries is in close proximity, including the National Portrait Gallery, the Gallery of Modern Art, and the Scottish National Galleries. For days out, picnics or scenic walks, the tranquil Water of Leith at Stockbridge and the colourful Royal Botanic Gardens are both nearby, as is the breathtaking Calton Hill. Edinburgh boasts some of the best private schools in the country. Both Fettes and Edinburgh Academy are close by, along with excellent state schools. The area offers an abundance of public transport services for commuting to any part of the city or other parts of the country. The tram line runs from nearby all the way to the airport, whilst there are over 35 bus routes departing from the area, and Waverley Station is conveniently close.



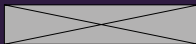
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