



1A Leopold Place

New Town, Edinburgh, EH7 5JW





Welcome to

1A Leopold Place

Lower-ground flat forming part of a stunning, Georgian A-listed building in the New Town, boasting an exclusive city address and offering three bedrooms, an open-plan living area, and two bathrooms, plus a private courtyard with five cellars.



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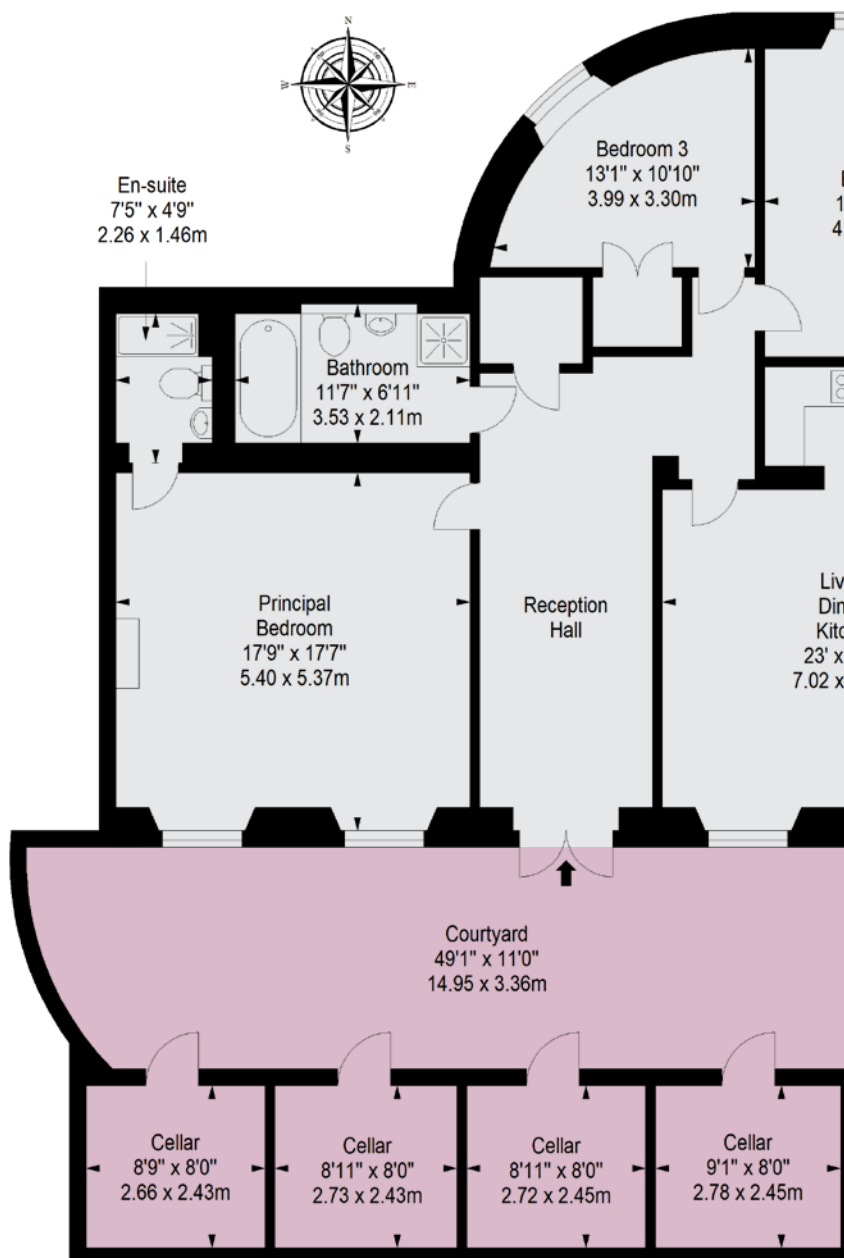
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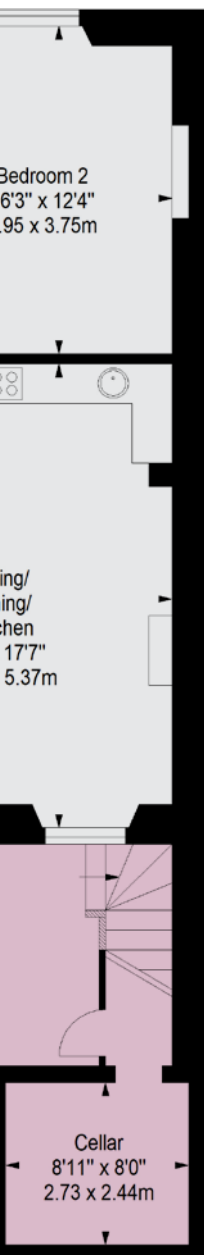
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Property Name

1A Leopold Place

Location

New Town, Edinburgh
EH7 5JW

Approx. accommodation area:

133.7 sq. metres (1439.2 sq. feet)

Approx. courtyard & cellars area:

87.3 sq. metres (939.7 sq. feet)



Lower Ground Floor



Courtyard & Cellar

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

Brought to market in an immaculate condition, with exceptionally stylish, contemporary interiors, this main-door lower-ground floor flat forms part of an A-listed Georgian building in the city's UNESCO World Heritage Site New Town conservation area. The flat enjoys an enviable location with unrivalled amenities on the doorstep and within easy reach, such as a wide range of shops, including stores for everyday essentials, well-known retailers, and designer boutiques, transport links connecting across the city and further afield, with Edinburgh Waverley and tram stops just a short stroll away, the city's renowned cultural and entertainment venues, a wealth of restaurants and bars, and cherished green space.

General features

Lower-ground main-door flat in the New Town
Within the New Town conservation area
Part of an A-listed Georgian building
Sympathetically modernised, tasteful interiors
EPC Rating - C

Accommodation features

Private main-door entrance and reception hall with storage
Fabulous open-plan kitchen, living, and dining room
Generous principal bedroom with en-suite shower room
Two further double bedrooms (one with built-in storage)
Stylish four-piece bathroom
Gas central heating
Traditional sash-and-case windows

External features

Private front courtyard with five storage cellars
Controlled on-street parking in the vicinity (Zone N1)

Main-flat in



door lower-ground floor the New Town



1A Leopold
Place





Immediately introducing the flat's **stylish interiors**

A set of steps from street level lead down to the flat's private courtyard, where the front door opens into a wide reception hall (with a large built-in storage cupboard), immediately setting the tone for the pristine interiors to follow with pared-back neutral décor and wood-styled flooring.



A fabulous open-plan living space

Leading off the hall and enjoying a wealth of natural light through large twin arched windows, the fabulous open-plan kitchen, living, and dining room is sure to appeal to those who love to entertain and host dinner parties.









The room continues the attractive presentation of the entrance area with the same neutral décor and flooring, enhanced by classic cornicing and a striking period fireplace. There is ample space for a selection of lounge and dining furniture, and in the adjoining kitchen, cream and blue-toned cabinetry is accompanied by Silestone worktops and chic splashback tiling. A full complement of appliances is neatly integrated, contributing to the sleek, modern finish. These comprise A Siemens oven and induction hob, a concealed extractor fan, a dishwasher, and a washing machine.





The adjoining kitchen





Silestone
worktops
and chic
splashback
tiling





Three genero



us bedrooms



with
en-suite
shower
room



The flat accommodates three light and airy double bedrooms, all continuing the immaculate presentation of the preceding accommodation with tasteful, neutral décor and fitted carpets for optimum comfort underfoot. The particularly spacious principal bedroom enjoys the same south-facing arched twin windows as the living room and features a characterful fireplace, as well as boasting its own en-suite shower room.

A generous principal bedroom





Three comfortable and flexible sleeping areas



Light and airy

The remaining bedrooms are peacefully rear-facing and one is accompanied by a large built-in wardrobe. The smallest of the three bedrooms could be utilised by the new owner as a home office, if a homeworking/study space is required.







The bathrooms



Stylish, well-appointed washrooms

The principal bedroom's tastefully tiled en-suite comprises a large enclosure with a rainfall showerhead and handset, a countertop basin, a concealed-cistern WC, and an illuminated, wall-mounted mirror. A separate four-piece family bathroom completes the accommodation on offer, with stylish, eye-catching tiling, a bathtub, a cubicle with a rainfall shower and handset, a basin with storage underneath and an illuminated mirror above, a WC, and a chrome towel radiator.







Private courtyard

and zoned permit parking

Externally, the flat boasts its own good-sized private front courtyard, entirely paved for easy upkeep and featuring no less than five cellars for excellent storage. Controlled on-street parking in the vicinity falls under Zone N1.

The flat is kept warm by a gas central heating system and retains its characterful, traditional timber sash-and-case windows.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale. The furniture is available by separate negotiation.

New Town



The property enjoys a prime location in Edinburgh's most prestigious postcode



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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