



10/8 East London Street

New Town, Edinburgh, EH7 4BH



VMH ESTATE AGENTS



Well presented 2 bedroomed 3rd floor flat just a short walk from the St James Quarter.

- Bright & spacious with fantastic views
- Sitting room
- Kitchen/dining room
- 2 double bedrooms
- Office
- Shower room
- Communal rear garden
- Excellent location close to city centre
- Period features
- Gas central heating



Offers Over: £355,000

EPC Rating: E

Council Tax: D

Tenure: Freehold

Further information can be found in the home report.

vmh.co.uk

About the Property

Situated just a short walk from the St James Quarter, 10/8 East London Street offers a generous 2 bedroomed 3rd floor flat ideal for a young professional couple or investor.

Internally the property is well proportioned throughout, with traditional period features including working shutters and is presented in move in condition.

Further benefits include gas central heating, a secure entry phone system and a well maintained communal garden.

There is ample on-street parking and the property is close to EV charging stations.

Extras

To include all fitted floor coverings, light fittings, double oven, electric hob, washing machine and dishwasher.

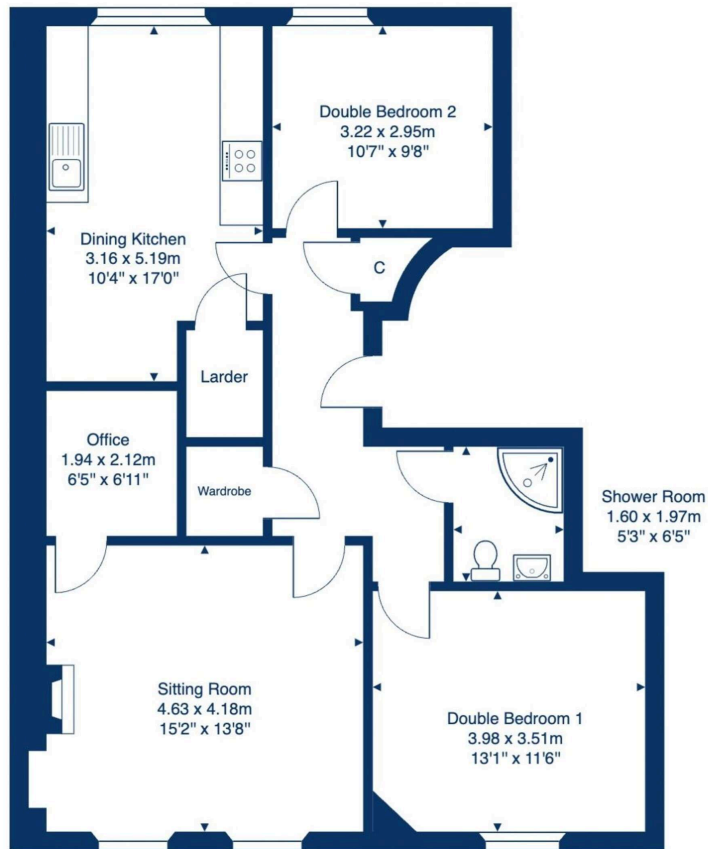




Location

The New Town is a UNESCO World Heritage Site in the heart of the City. All the benefits of city centre living can be enjoyed with a wide range of cultural activities. A variety of speciality shops, bistros and restaurants are located on Broughton Street and Leith Walk and also in nearby Canonmills & Stockbridge. The main shopping and commercial thoroughfares of Princes Street, George Street & the St James Quarter are close by including Harvey Nichols and John Lewis. In addition, there are leisure facilities at the Omni Centre which includes a multi-screen cinema, a Nuffield health club and various restaurants. The Edinburgh Playhouse theatre is also close by. Locally there is a Sainsbury's, a Waitrose supermarket at Comely Bank and a larger Sainsbury's supermarket and range of retail stores at Craighleith Shopping Park close to Blackhall. The green spaces of Calton Hill, The Royal Botanic Gardens, Inverleith Park and the Water of Leith Walkway are also nearby and the Scottish Parliament at Holyrood is within a short drive. Waverley rail station is within walking distance with Haymarket and St Andrew Square bus station all easily accessible with regular bus and tram links throughout the City, and an express bus & tram service runs from the city centre to Edinburgh International Airport.

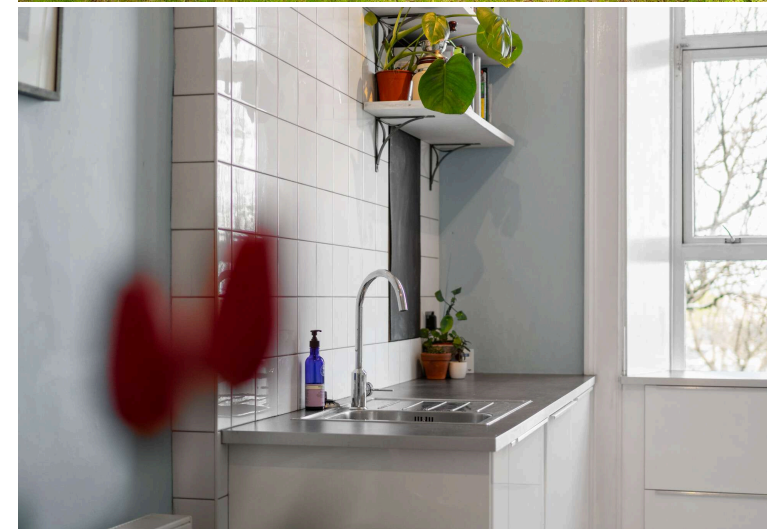
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Third Floor

Total Area: 84.4 m² ... 909 ft²

All measurements are approximate and for display purposes only.





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Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.