



37a 2F1 St Leonard's Street

Edinburgh, EH8 9QN



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1



56sqm

EPC

C

AS Anderson
Strathern

37a 2F1 St Leonard's Street

Edinburgh, EH8 9QN

Welcome to 37a 2F1 St Leonard's Street, a well-presented second-floor flat located in Edinburgh's popular St Leonard's district. Offering approximately 56sqm of living space, this property combines period charm with modern convenience.

The flat features neutral décor throughout, making it easy to personalise. Original details such as cornicing and Edinburgh press cupboards add character, while gas central heating and double glazing ensure comfort and energy efficiency. The secure entry phone system provides added peace of mind.

The south-west facing kitchen/dining room is spacious and bright, ideal for everyday living or entertaining. Both bedrooms are generously sized, with the principal bedroom offering excellent proportions.

Situated close to the University of Edinburgh, Holyrood Park, and excellent transport links, this property is ideally placed for students, professionals, or investors. Whether you're looking for a starter flat or a buy-to-let opportunity, this is a smart choice in a sought-after location.

Property features

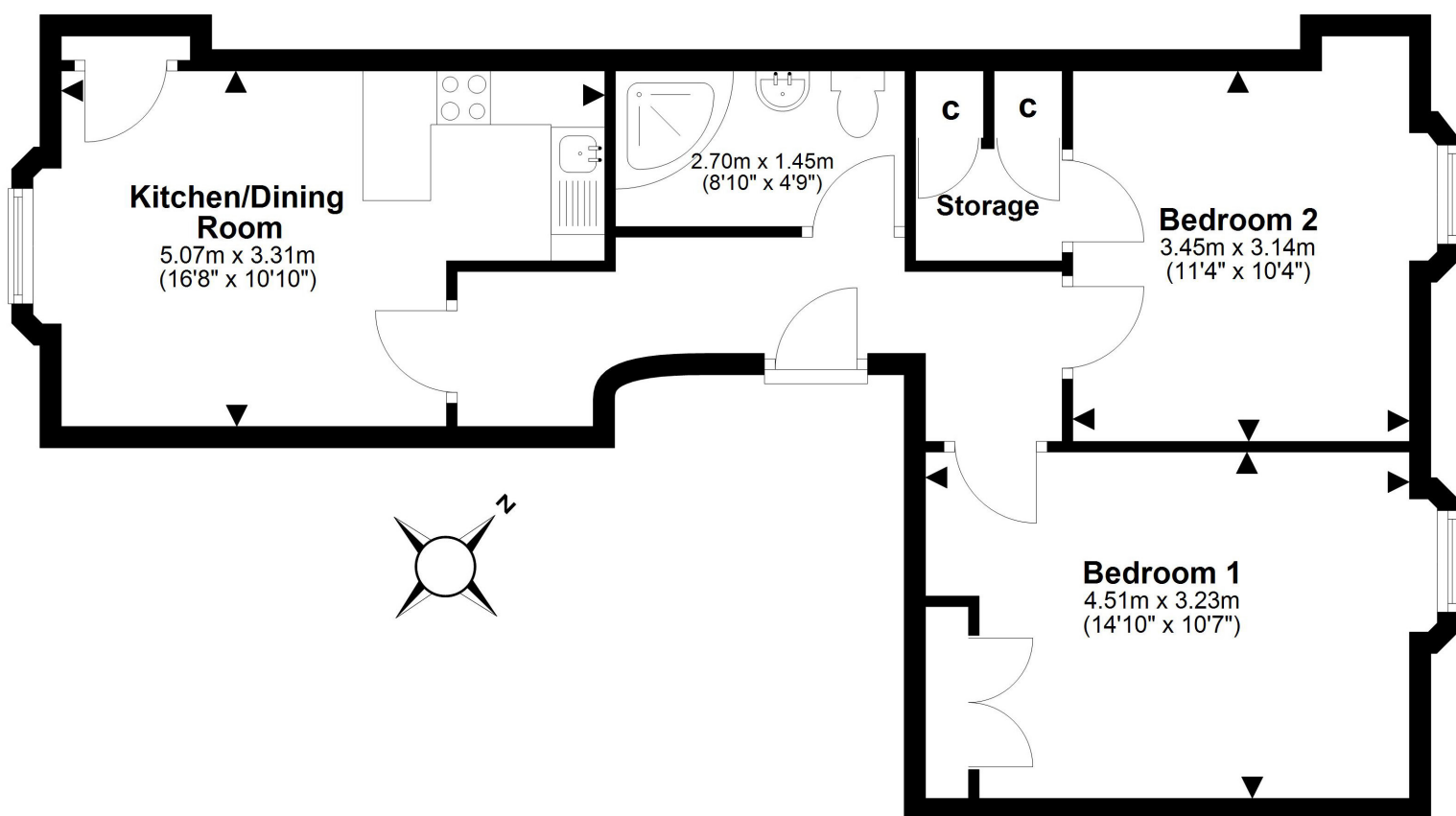
- South-west facing living room
- Original period features
- Secure entry system
- Zoned permit parking
- Double glazing
- Gas central heating





Location

St Leonards offers a fantastic blend of city living and green space, with a wide range of local amenities including shops, bars, and restaurants in nearby Newington. Holyrood Park and Arthur's Seat are just moments away, perfect for outdoor adventures, alongside The Meadows, the Royal Commonwealth Pool, and several golf courses. Cameron Toll Shopping Centre, with its Sainsbury's superstore, is close by, and other retail parks are easily reached by car or bus. The area is well connected, with excellent bus services to the city centre, Waverley Station, and popular areas like Bruntsfield and Haymarket. The City Bypass and motorway network are also easily accessible, offering quick links to Edinburgh Airport and beyond. Ideal for professionals and students alike, the location is convenient for the University of Edinburgh, the Royal Infirmary, and the Scottish Parliament. Local schooling includes Preston Street Primary and James Gillespie's High, with top private schools also nearby.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.

Extras

The items included in the sale of the property are the fitted floor coverings, integrated and free standing appliances, light fittings and fixtures. The seller will not warrant the working order of any appliances, systems or services.

Council Tax band C

Any offers should be submitted to residential@andersonstrathern.co.uk

Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.

espc

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