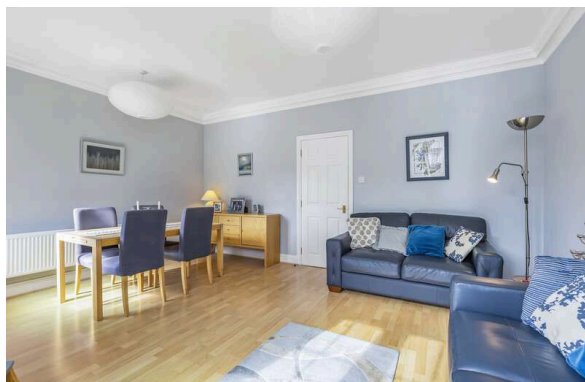




85/6 East London Street  
NEW TOWN | EDINBURGH | EH7 4BQ

**warners**  
solicitors & estate agents





## 85/6 East London Street

NEW TOWN | EDINBURGH | EH7 4BQ

Immaculately presented and spacious two-bedroom apartment situated in an enviable location in Edinburgh's prestigious New Town.

This stunning first-floor apartment has been tastefully decorated to a high standard throughout and is presented to the market in true move-in condition. The living/dining room is of an excellent size and features French doors opening to a Juliet balcony, making an ideal space for relaxing or entertaining friends and family. Adjacent to this, the contemporary kitchen is well-appointed and offers plenty of cupboard storage.

The principal bedroom is particularly spacious and benefits from both a stylish ensuite and large built-in wardrobe. The second bedroom similarly benefits from built-in wardrobe storage, and a family bathroom completes the accommodation internally.

- Two-bedroom apartment
- Highly desirable location
- Large living/dining room
- Principal bedroom with ensuite
- Second double bedroom
- Entrance hallway with storage
- Gas central heating
- Communal garden area
- Allocated parking space

All items as viewed are available for a separate negotiation.  
EPC Rating C.

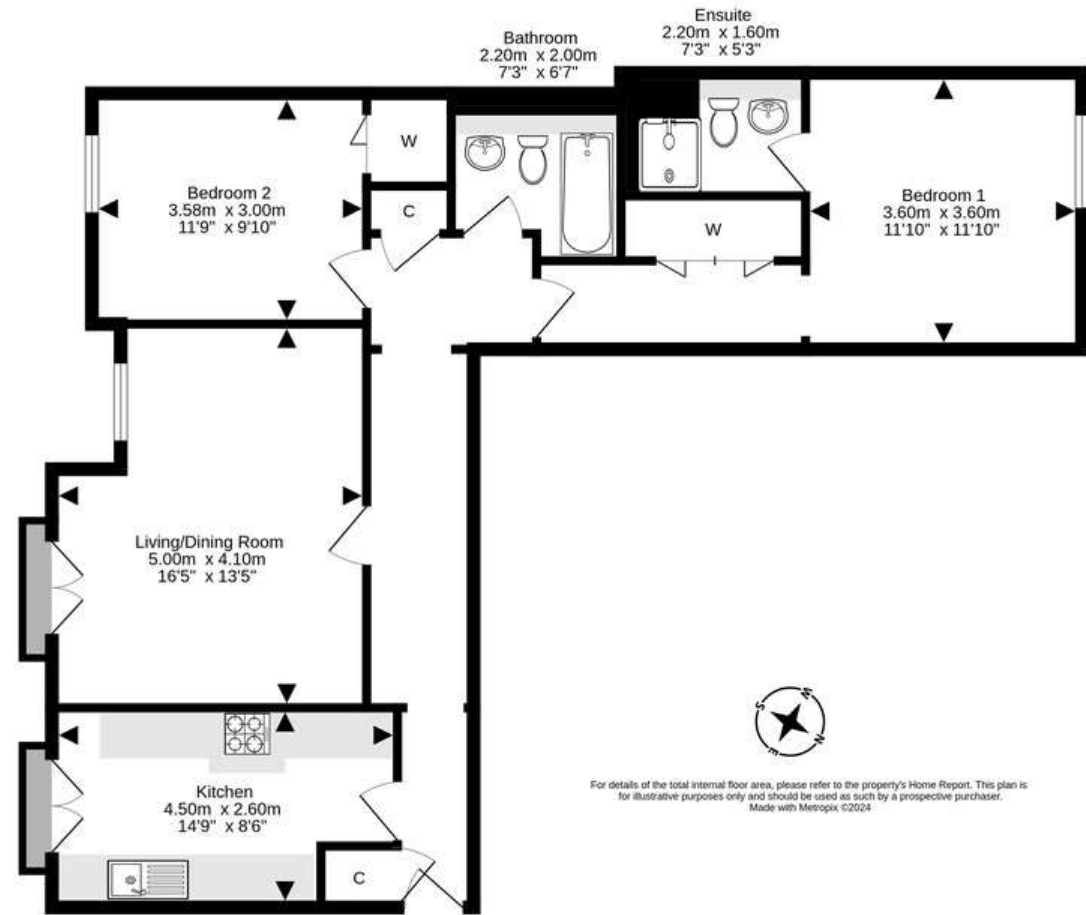
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



The prestigious Georgian New Town, which is only minutes walking distance from the retail and commercial centre, is considered a masterpiece of city planning and is a UNESCO World Heritage Site. This exclusive area enjoys all the benefits of City Centre living with a wide variety of local shops, bistros and restaurants, including those within the nearby Broughton Street and Canonmills areas. Nearby attractions include the Omni Centre with multi screen cinema, the Playhouse Theatre and the Harvey Nichols and John Lewis stores. Regular bus services operate to all parts of the Capital and the nearby Tram Service runs straight through the City Centre and out to the Airport. Waverley Station and St Andrews Square Bus Station are also close by. There are several private garden areas within the New Town and the Royal Botanic Gardens and Inverleith Park are easily accessible.







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