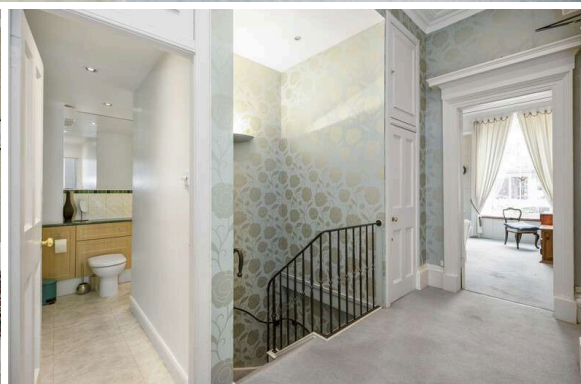




47/1 East Claremont Street
BROUGHTON | EDINBURGH | EH7 4HU


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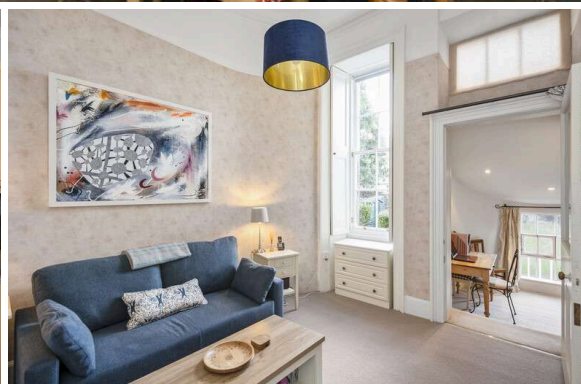
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Stunning two-bedroom ground and basement flat offering well-planned accommodation over two levels, and with direct garden access forming part of a popular residential Georgian terrace in the sought after and central Bellevue area of Edinburgh. This beautiful home has been tastefully decorated to a high standard and is offered to the market in genuine move-in condition. On the ground floor, the living room is particularly spacious with many pleasing traditional features such as the ornate cornicing, large twin windows with window seats, the fireplace and Edinburgh press. Also on the ground floor are two well-proportioned bedrooms, the principal particularly sizeable with large built in wardrobe and ornate cornicing and the second bedroom with an extra turret room off it, which looks out onto the rear garden, and which would be suitable as extra accommodation or a study. Completing the ground floor accommodation is the bathroom with a shower, separate bath and large radiator/towel rail. Downstairs on the basement floor is the large kitchen/dining room with patio doors out onto the stunning garden. The fully fitted kitchen comprises an electric hob, oven and fan, dishwasher, fridge/freezer, dining area, pantry and utility room which homes the boiler and washing machine. Also on the basement floor is a useful downstairs wc. The stunning shared rear garden is made up of a patio, lawn and flower beds. The property also benefits from permit parking, Hive heating system and ample storage. Offering immense appeal for those looking for a beautiful home in the centre of Edinburgh, early viewing is highly recommended to appreciate everything that this beautiful home has to offer.

- Stunning two bedroom ground and basement flat
- Spacious living room with traditional features
- Fully fitted dining kitchen with patio doors into the garden
- Two well-proportioned bedrooms
- Versatile turret room overlooking the rear garden
- Spacious bathroom
- Beautiful shared rear garden and permit parking

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All integrated kitchen appliances, light fittings, curtains, carpets, two large sconces on the kitchen wall, small wardrobe in the turret room, large fitted wardrobe in the principal bedroom, garden furniture, gardening equipment, cushions on window seat and curtain tie backs are included in the sale

EPC Rating D

Bellevue, on the outskirts of Edinburgh's northern New Town, is an ever popular area noted for its convenience to the City Centre. Classic Georgian architecture and clusters of small specialty shops, cafes, galleries, museums and restaurants combine to create a sophisticated and convenient City Centre environment. Areas nearby include Canonmills and Broughton. Princes Street and the designer outlets on Multrees Walk and George Street can be reached on foot or by public transport, The Playhouse Theatre and Omni Centre, featuring a multi-screen cinema and fitness centre are situated at Greenside Place. Nearby schools include St Mary's Primary, Drummond High School and Edinburgh Academy. There are local shops in Broughton Street and a nearby Tesco and Lidl. A frequent local bus service provides access throughout the city and surrounding areas.

