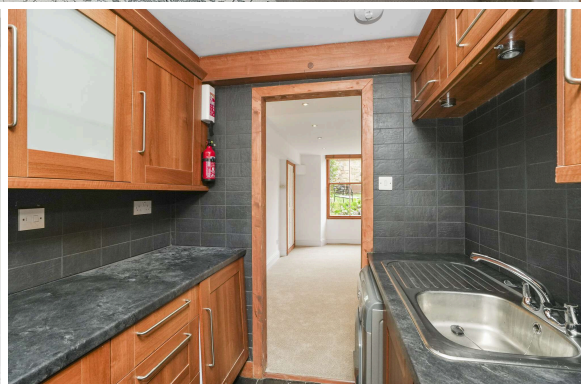




47 (BF1) East London Street
NEW TOWN | EDINBURGH | EH7 4BW

warners
solicitors & estate agents



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A hugely appealing city centre base is on offer here, forming a one bedroom garden level flat peacefully situated to the rear of the building and boasting a most pleasant south-facing aspect across charming shared garden grounds. The superb central location of the flat ensures easy access to a fabulous choice of amenities, fashionable shops and eateries, many of which are an easy walk away, plus regular bus and tram services.

Freshly presented and nicely finished off with neutral tone decor and floor coverings, this ready to move into property is bathed in natural light due to all windows facing south and has the bonus of looking out directly to a sunny shared garden which is particularly well kept. There's ample free floor space within the public room to allow for relaxation, dining and entertaining and a doorway leads through into a kitchen fitted out with a good range of storage units. The twin window double sized bedroom has the benefit of a built-in wardrobe and the bath/shower-room has been fully tiled and features a white suite and mixer shower. Further storage is provided by two deep cupboards within the public room.

- A walk-in condition property right in the heart of the City Centre
- Sunny living/dining room with great storage facilities
- Well fitted kitchen
- Double bedroom with built-in wardrobe
- Fully tiled bath/shower-room with white suite and mixer shower
- Entrance hallway
- Gas central heating
- Security entryphone system
- Residents permit parking

Council Tax Band D, EPC Rating D.

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



Blinds in living room and bedroom, overhead lights and kitchen appliances will be included in the sale.

The prestigious 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 St James Quarter shopping and leisure mall including the John Lewis store. Regular bus services operate to other 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.

Note: Actual photographs of rooms in their true state, with some photographs having computer generated furniture and decorative items to show the size and layout options available with rooms.

