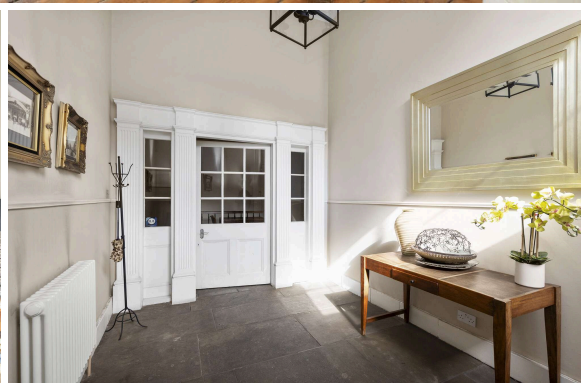




7 Haddington Place
LEITH | EDINBURGH | EH7 4AE


warners
solicitors & estate agents



7 Haddington Place

LEITH | EDINBURGH | EH7 4AE

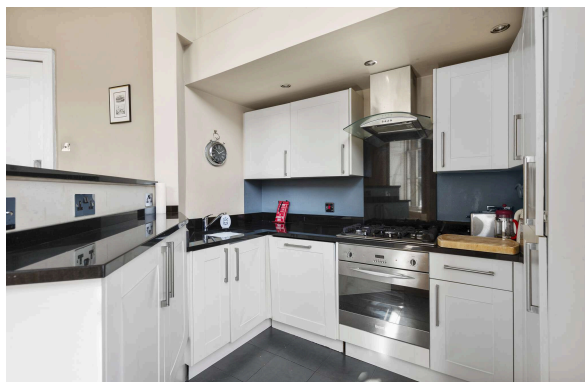
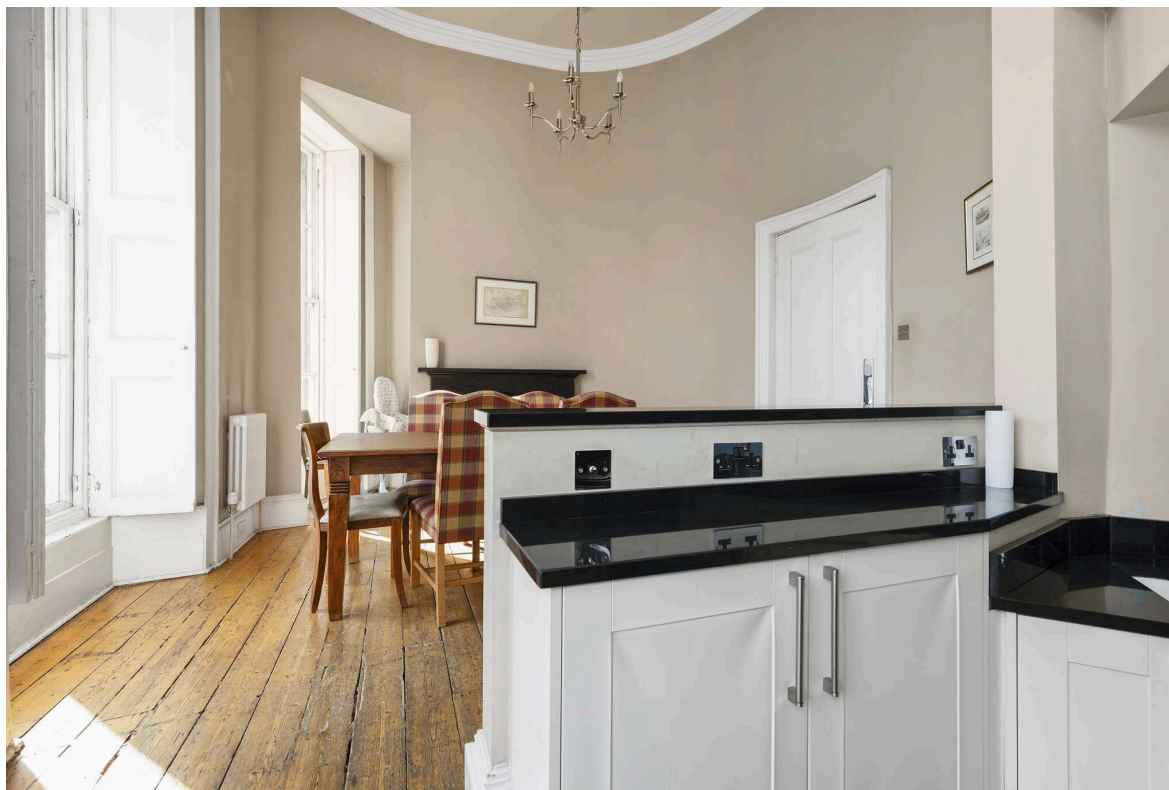
Warners are delighted to present this exceptional opportunity to acquire a rarely available two-bedroom, main door Georgian corner apartment, occupying two floors within Edinburgh's highly prestigious New Town. This striking A-listed property, dating back to circa 1825, effortlessly blends historical charm with contemporary comfort, making it an ideal city centre residence or buy-to-let investment. Nestled within a sought-after location on Haddington Place-part of Edinburgh's UNESCO World Heritage Site-this elegant home retains a wealth of stunning period features, including original wood flooring, intricate cornicing, and classic sash and case windows with working shutters. The property enjoys immediate access to the city's vibrant cultural, retail, and culinary scene, with St James Quarter, Princes Street, and George Street all within easy walking distance. A host of independent bars, restaurants, theatres, cinemas, and art galleries are also just moments away. For lovers of the outdoors, nearby green spaces include Gayfield Square Gardens, Calton Hill, and Holyrood Park. Exceptional transport links are another highlight, with Waverley Train Station, the bus station, and the tram network-offering direct access to Edinburgh Airport-just a short stroll away.

The accommodation comprises:

- A grand and welcoming entrance vestibule and hallway with elegant staircase leading to the lower level
- Impressive twin-windowed living room with beautiful original flooring, working shutters, and a striking feature fireplace as a central focal point
- Spacious open-plan kitchen, dining, and living space with bow-ended window formation, fitted with a well-equipped kitchen featuring integrated appliances and a raised dining platform-ideal for entertaining
- Stylish fully tiled bathroom with a contemporary three-piece suite and mains shower over bath
- Two well-proportioned double bedrooms-one on the main level with charming fireplace, and a second lower-level bedroom benefitting from a private en-suite bathroom
- Permit parking available on surrounding streets

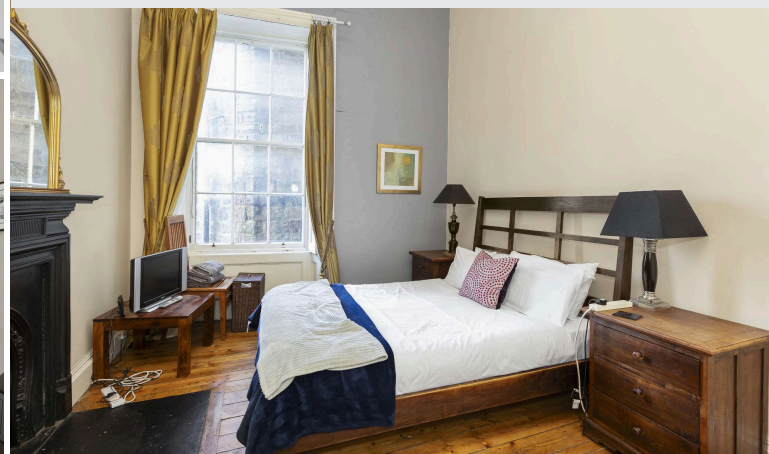
This unique Georgian residence offers a superb blend of timeless elegance and modern convenience in one of the capital's most desirable city centre locations.

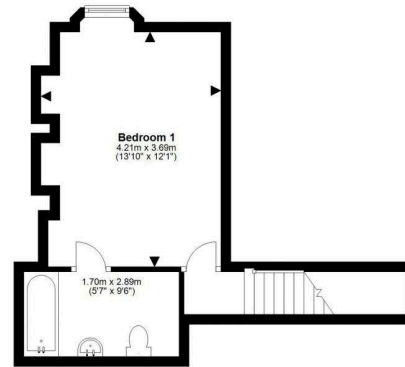
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Property sold as seen. EPC: G

The vibrant and cosmopolitan area of Leith, just east of Edinburgh's city centre, is a hub for socialising. It boasts an eclectic mix of restaurants, traditional pubs, trendy caf s, delis, and coffee bars. Leith enjoys a rich creative culture, hosting the annual Leith and Mela festivals, the Leith School of Art, and the reopened Leith Theatre. It offers an outstanding range of retailers, from independent shops to large supermarkets. You will find an exceptional selection of international food stores, street food events, and a Farmer's Market, whilst nearby Ocean Terminal shopping centre is home to a range of high street shops, a multi-screen cinema, gym, and restaurants. The Shore and the greater Leith area cater for outdoor pursuits, including a tranquil riverside walk and cycling path by The Water of Leith, the picturesque fishing village and harbour of neighbouring Newhaven, and the vast green spaces of Leith Links, which is home to Leith Links Tennis and Bowling Club. For the fitness enthusiast, Leith Victoria Swim Centre is nearby, with a swimming pool, fitness classes, and gym, whilst neighbouring Newhaven is the home of Alien Rock, a large indoor climbing arena. The area offers schools from nursery to tertiary level, including Leith Primary School, St Mary's RC Primary School, Leith Academy, and the Leith School of Art. It benefits from an excellent public transport system with 24-hour buses and a tramline connecting Leith to the city and to Edinburgh International Airport.





Lower Ground Floor

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



Ground Floor