



30/1 William Street
NEW TOWN | EDINBURGH | EH3 7LJ


warners
solicitors & estate agents



30/1 William Street, New Town

NEW TOWN | EDINBURGH | EH3 7LJ

Nestled on the charming cobbled William Street, in the heart of Edinburgh's fashionable West End, this beautifully presented two-bedroom lower ground floor flat forms part of a historically and architecturally significant Category B listed classical terrace. This elegant four-storey building retains its original early 19th-century shopfronts at street level, adding unique character to the setting.

The property offers a welcoming layout, with the front door opening into a central hallway providing access to all rooms. Overlooking William Street, the spacious living area features a stylish open-plan kitchen and an adjoining naturally lit box room—ideal as a home office or additional storage. A twin-leafed cupboard in the lounge discreetly houses the gas-fired central heating boiler.

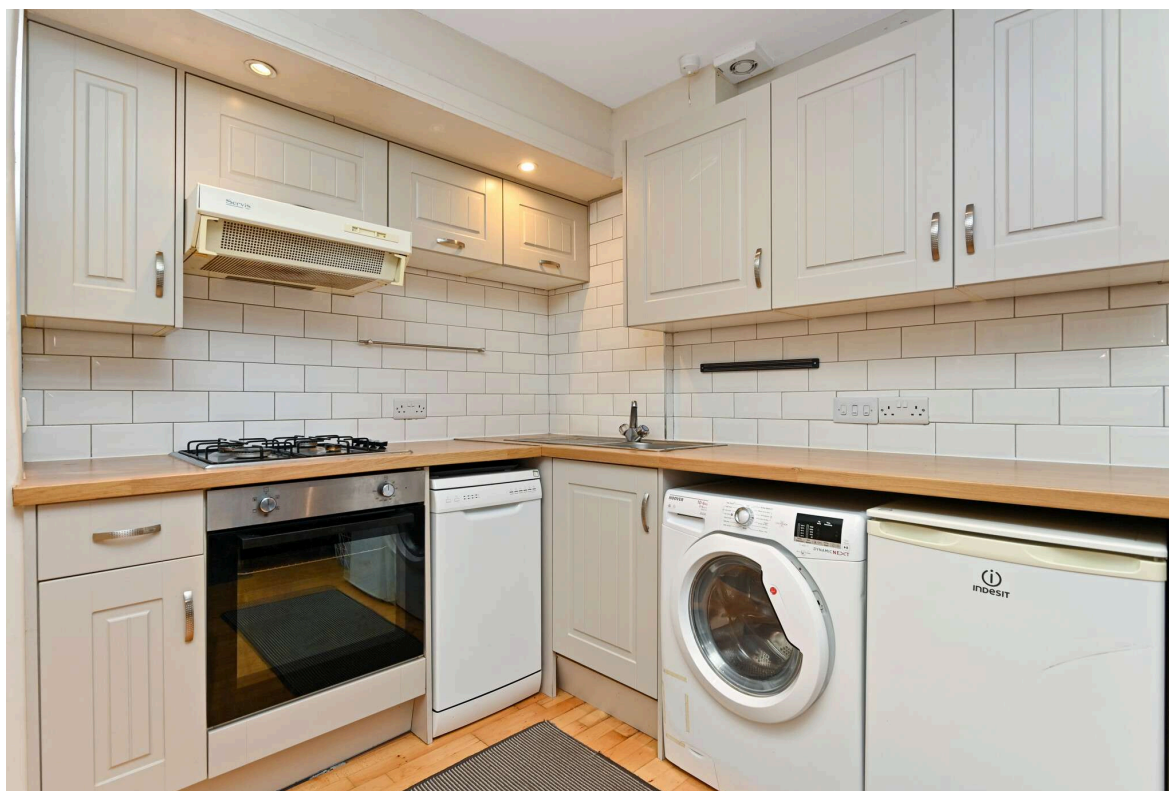
The contemporary kitchen is well-equipped with a mix of wall and base units, tiled splashbacks, built-in electric oven, gas hob with extractor hood, and integrated appliances including a fridge, washing machine, and dishwasher.

To the rear, two comfortable bedrooms enjoy a peaceful outlook onto William Street South West Lane. A modern, fully tiled bathroom completes the home, fitted with a white three-piece suite and an electric shower over the bath.

Further features include traditional sash and case windows and efficient gas central heating, blending classic charm with modern comfort in an outstanding city centre location.

- Prime West End cobbled street location
- Historic Category B listed building
- Open-plan living with box room
- Modern kitchen with appliances
- Stylish fully tiled bathroom
- Two quiet rear-facing bedrooms
- Energy Rating C. Council Tax band C

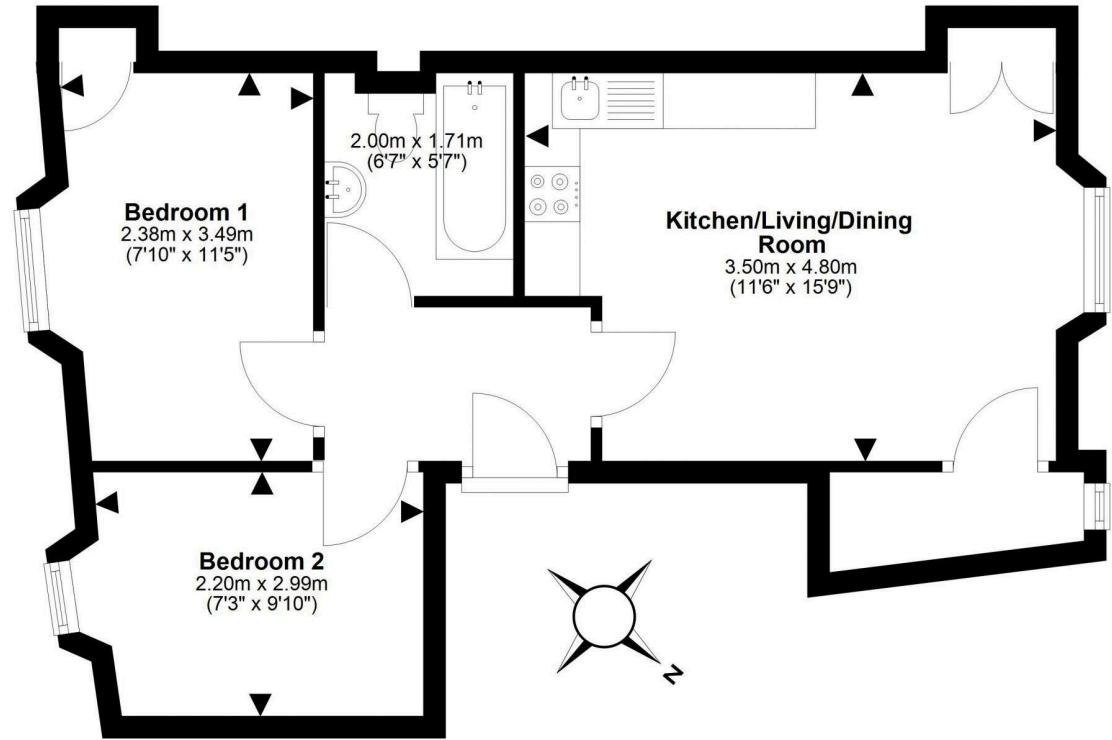
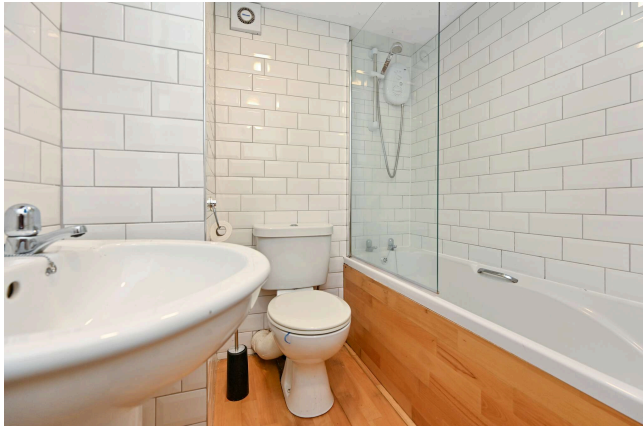
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Included in the sale will be the kitchen appliances, blinds and sofa. Please note that the TV bracket will be removed prior to sale.

The subjects are located in the desirable West End of Edinburgh, which lies close to the heart of the bustling city centre. The property is beautifully positioned to take advantage of a superb range of shopping outlets and amenities. Leisure facilities in the area are exceptional and include a choice of bars, restaurants, theatres and cinemas, as one would indeed expect from a major international city. Easy access can be gained to Princes Street Gardens and the Water of Leith walkway. Neighbouring Dean Village is home to the Dean Gallery and Scottish Gallery of Modern Art. Nearby Stockbridge is well known for its variety of boutiques, gift shops and fashionable eateries. The flat is close to the city's main business core and may consequently be of interest to the professional sector. Schooling is well represented from nursery to senior level. An efficient public transport network operates to most parts of the town and surrounding areas, with Haymarket station within walking distance and bus and tram links nearby. The city bypass and main motorway networks are also within easy reach.





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.