

COULTERS<sup>©</sup>

# 42/10 EAST CLAREMONT STREET

BELLEVUE, EDINBURGH, EH7 4JR

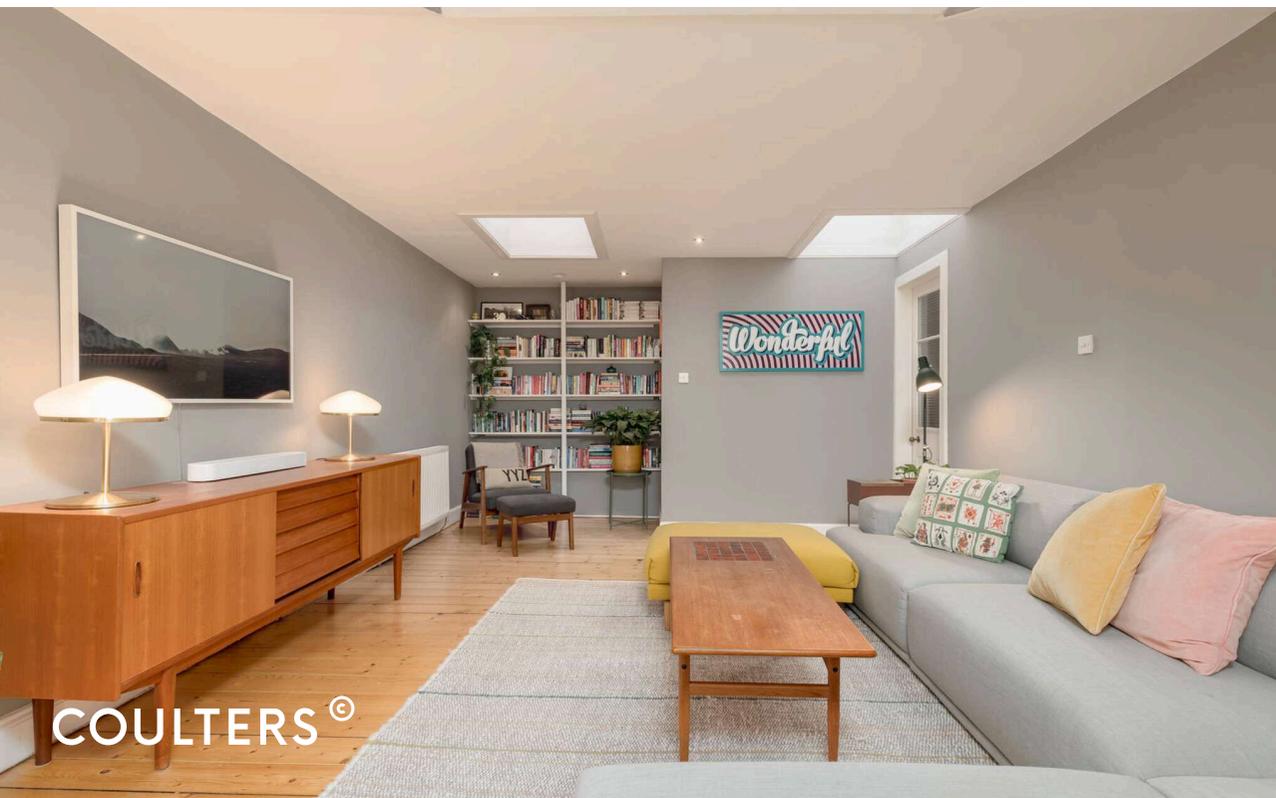
 2 BED  1 BATH  1 PUBLIC



## TAKE A LOOK INSIDE

Bursting with character and sophisticated style, this gorgeous top floor flat offers stunning, beautifully presented spaces with fantastic views of the city skyline. Forming part of a traditional tenement building, the home is filled with natural light and elegantly combines period finishes with contemporary fixtures and fittings.

The gorgeous sitting room has views across the rooftops to the front of the property (with additional light provided by a skylight), whilst solid wood floors, working shutters and a reading recess add charming features.



## KEY FEATURES



Sophisticated top floor flat with stunning views of the city skyline.



Two beautiful double bedrooms with fitted wardrobes & separate study.



Well-maintained shared rear garden.



On-street residents permit holder parking.



Well situated on the edge of the historic New Town.



Independent retailers and cafes nearby.



EPC Rating - D



Council Tax Band - E



With further impressive views to the rear of the flat across to Arthur's seat, Holyrood Park and Calton Hill, the sleek, well equipped fitted kitchen (with attractive fitted green cabinetry and quartz worktops) creates a superb space for inhabitants of the home to come together around the central island, incorporating a 4 seater breakfast bar. The integrated appliances comprise; electric hob, double oven, fridge/freezer and dishwasher.

A handy utility cupboard is located off the kitchen and houses the washing machine and has space for a tumble dryer.





## MORE INFORMATION

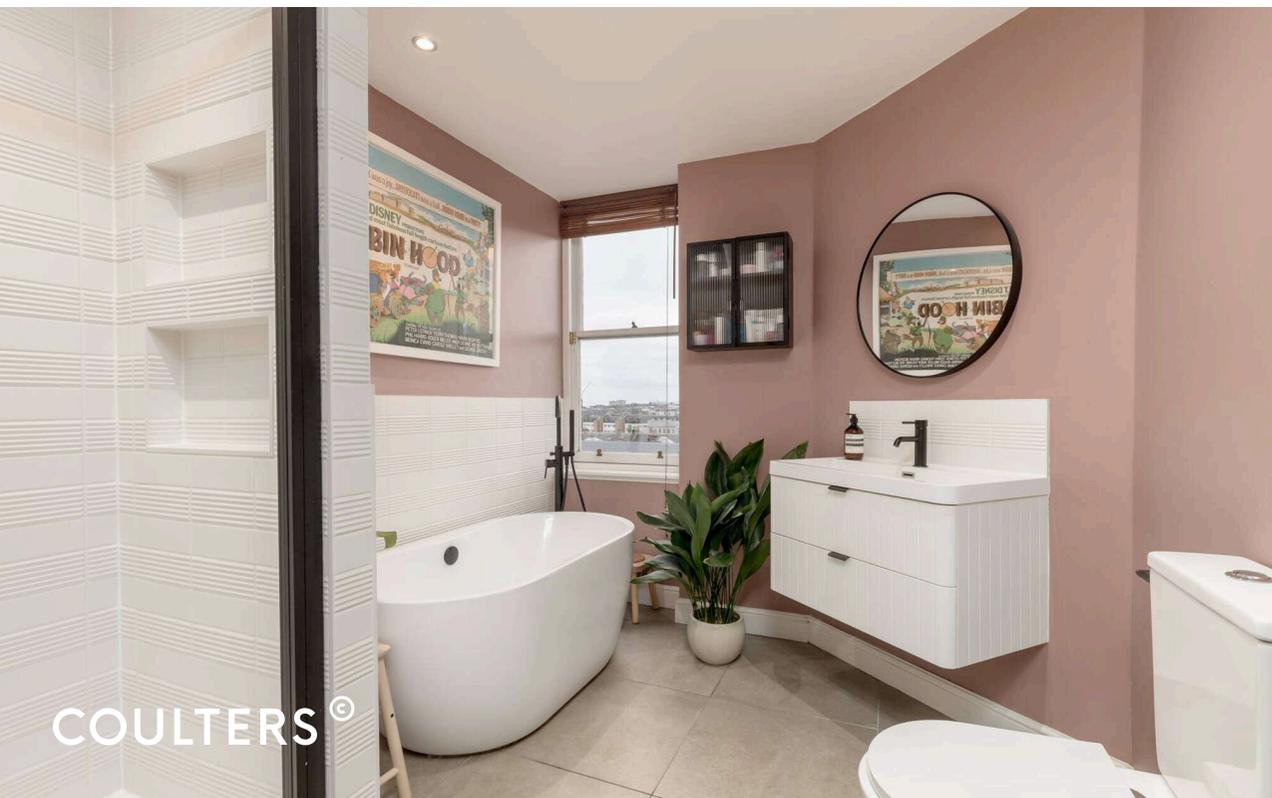
The principle bedroom is situated to the front of the flat (with yet more open views) and whilst lovely fitted wardrobes flank one wall, providing additional storage space. A second double bedroom looks to the rear, also with fitted wardrobes and a beautiful fireplace in one corner. A cosy study offers a great space to work from home. Additional storage cupboards are located in the hall.

The luxurious bathroom completes the internal accommodation with an exquisite freestanding bath, large separate rainfall shower, floating wash stand, WC and heated towel rail. Further views of the city are offered here, enabling a wonderful vista whilst having a soak in the tub!!

Externally there is a communal garden, mainly laid to lawn. Resident's permit holder on street parking is available on the street below.

## EXTRAS

All integrated appliances, the washing machine, light fittings, blinds, curtains and fitted flooring are included in the sale price. Other items may also be available via separate negotiation.









## THE LOCAL AREA

East Claremont Street enjoys a prime position on the edge of Edinburgh's New Town, a UNESCO World Heritage Site and conservation area. It is a short walk from from St James Quarter, Multrees Walk, Princes Street, and George Street. There are exceptional bars and restaurants right on the doorstep whilst theatres, cinemas, galleries, and Edinburgh's globally renowned cultural attractions are all in easy reach, from The Playhouse and The Scottish National Portrait Gallery to The Everyman Cinema and Scott Monument.

Fantastic recreational opportunities within walking distance include Nuffield Gym at the Omni Centre and Bannatyne's Health Club on Queen Street. The area offers a host of green spaces including The Royal Botanic Garden, Inverleith Park and the Water of Leith Walkway. Daily shopping needs are met by the many high street and independent local supermarkets and delis, whilst larger stores such as the Tesco at Canonmills are also nearby.

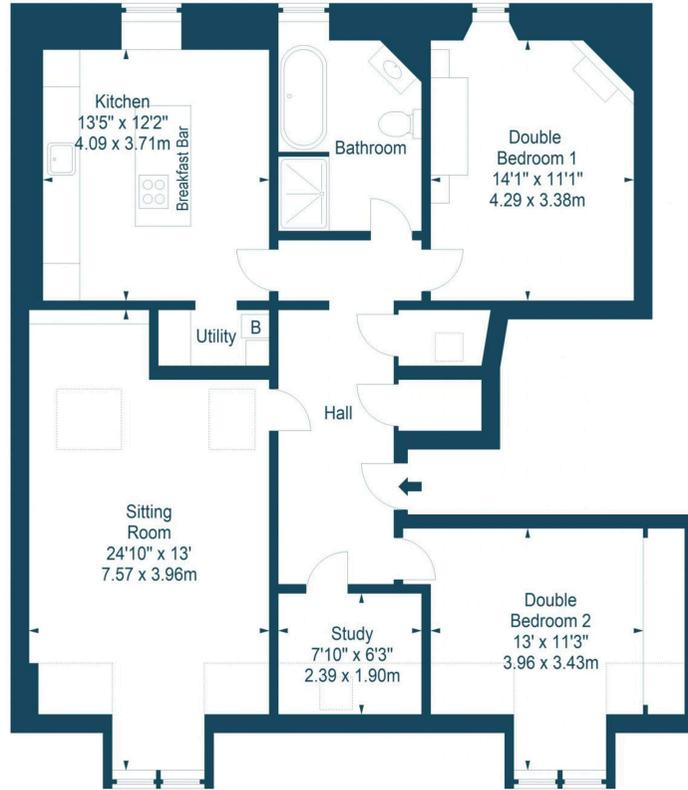
An ideal location for superb transport links, Edinburgh Waverley Train Station and bus station are both within walking distance and the trams offers direct access Edinburgh Airport and down to the coast at Newhaven.



East Claremont Street,  
Edinburgh, EH7 4JR



Approx. Gross Internal Area  
1108 Sq Ft - 102.93 Sq M  
For identification only. Not to scale.  
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Fourth Floor

## GET IN TOUCH

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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.