

COULTERS<sup>©</sup>

# 23/2 LONDON STREET

NEW TOWN, EDINBURGH, EH3 6LY

 2 BED  1 BATH  1 PUBLIC





## TAKE A LOOK INSIDE

Generous and impressive two bedroom flat which benefits from light, attractive decoration, high ceilings, period features, a contemporary kitchen and bathroom and an appealing layout.

The property is presented in move in condition and is accessed from a well maintained communal stair.

## KEY FEATURES



Impressive & generous first floor period flat



Two double bedrooms and box room



Modern kitchen and bathroom



On street residents parking



Sought after location



Close to independent shops, cafes and restaurants



EPC Rating - C



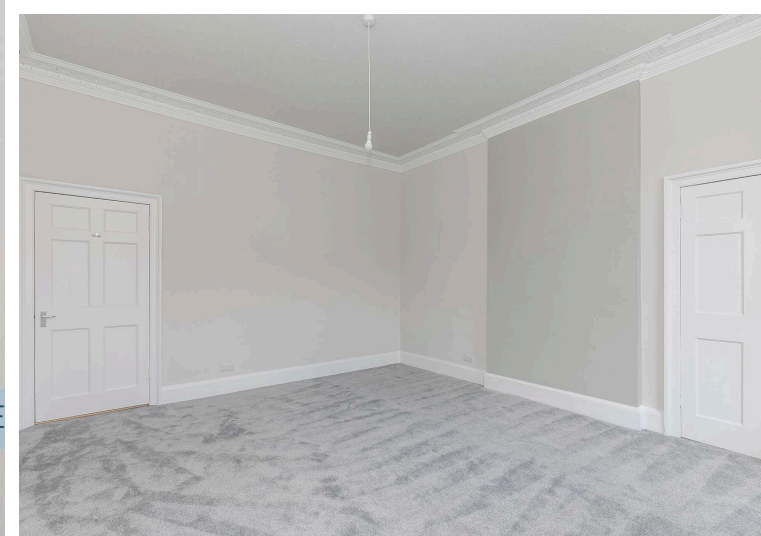
Council Tax Band - F







VIRTUALLY STAGED

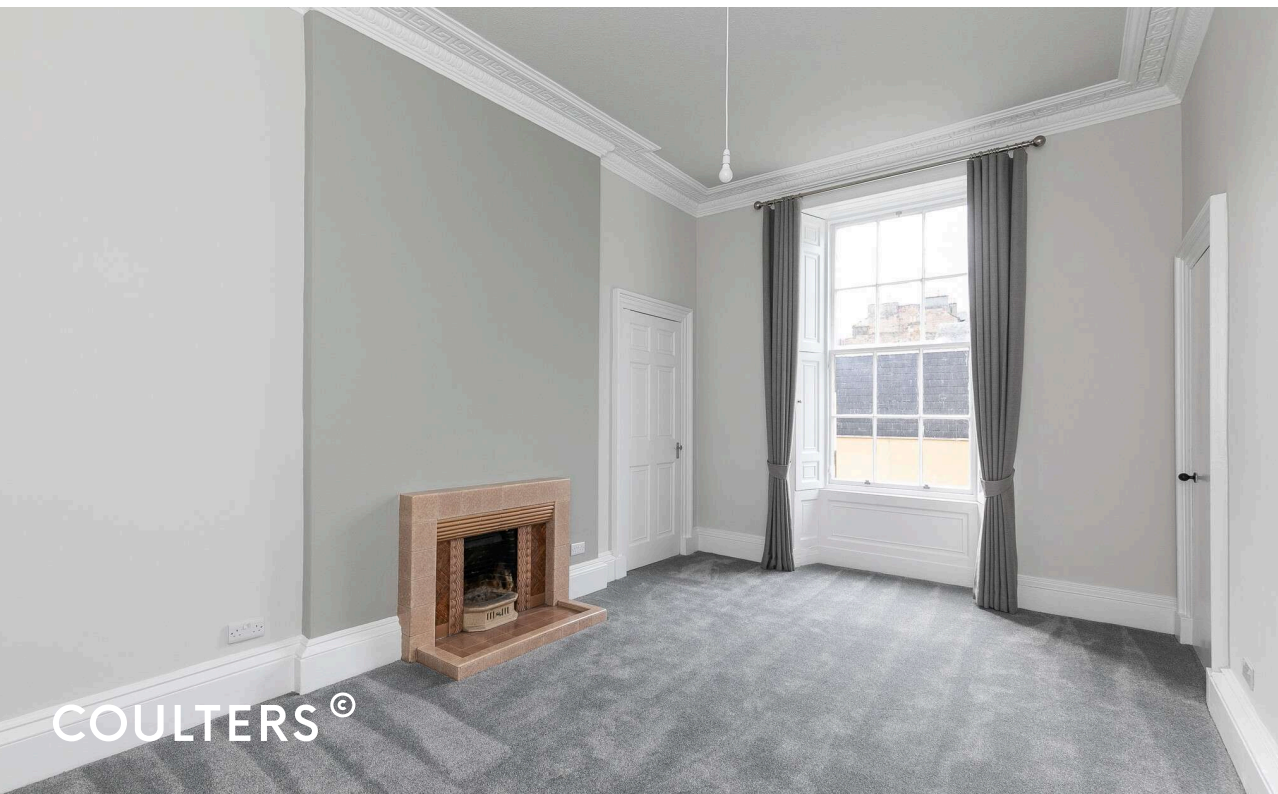


The accommodation comprises - large and welcoming hallway with built in cupboards; large sitting room with twin windows highlighting the open outlook, wonderful cornice work and a fireplace providing an attractive focal point; there is a useful box room off the sitting room which could be used in a variety of ways; well planned modern kitchen with an excellent selection of fitted units and quality appliances; double bedroom 1 and 2 with new fitted carpets; stylish bathroom which benefits from a bath and separate shower. The property benefits from gas central heating and is single glazed.

On street permit holder parking is available on the street outside.

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## THE LOCAL AREA

Nestled in the heart of the New Town, the property enjoys a prime location in Edinburgh's most prestigious postcode. Its excellent situation offers residents the finest amenities the capital has to offer, all within easy walking distance.

On your doorstep you will find a superb choice of top-rated restaurants, cafés, fashionable bars and clusters of small speciality shops. The New Town hosts world-class shopping outlets including Harvey Nichols, John Lewis and Multrees Walk at St. Andrew Square, and the recently-built state-of-the-art St James Quarter, while Princes Street is lined with all the top name High Street retailers. Stockbridge offers a unique village atmosphere and the independent outlets here are arguably some of the best in the country. A selection of some of Scotland's finest art galleries are all in close proximity including the National Portrait Gallery, the Gallery of Modern Art and the Scottish National Galleries. For days out, picnics or scenic walks the tranquil Water of Leith at Stockbridge and the colourful Royal Botanic Gardens are both nearby.

Edinburgh boasts some of the best private schools in the country. Both Fettes and Edinburgh Academy are close by, along with excellent state schools.

For commuting to any part of the city or other parts of the country, the area offers an abundance of public transport services. The tram line (just a stone's throw away) runs from nearby Picardy Place all the way to the airport, whilst there are over 35 bus routes departing from the area and Waverley Station is conveniently close.

## EXTRAS

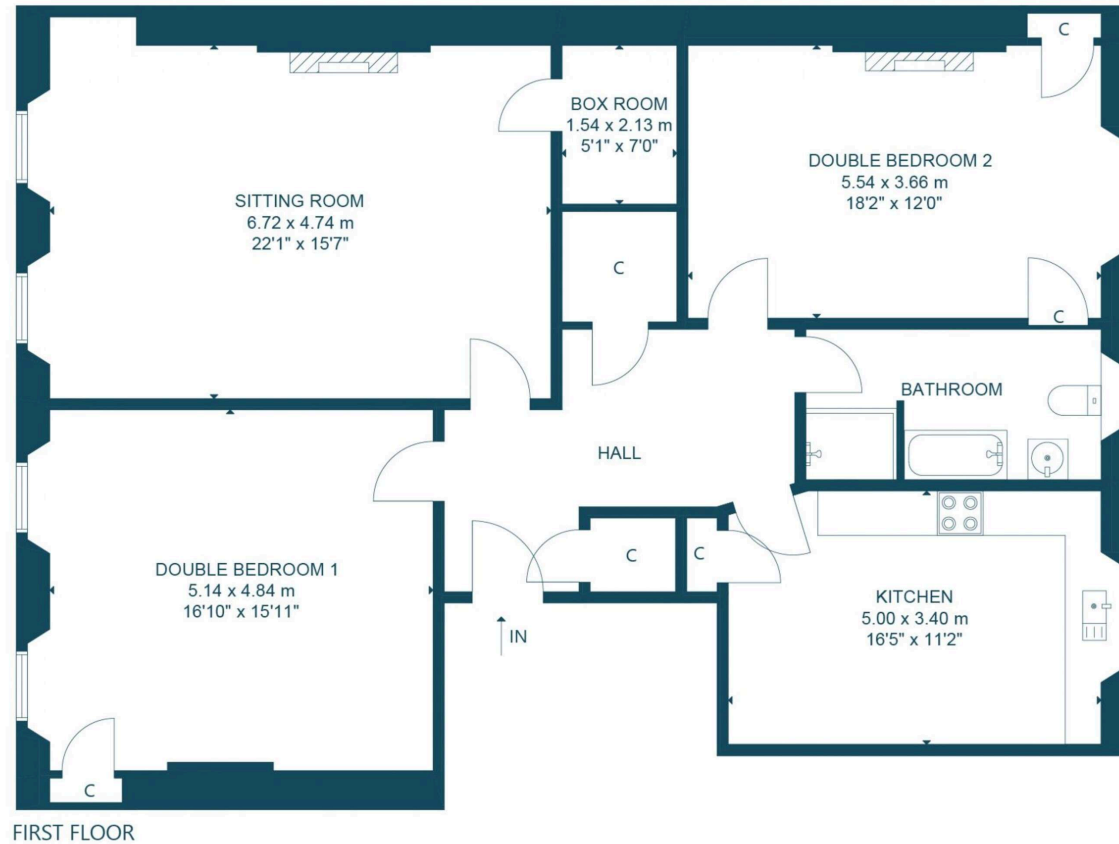
All light fittings, fitted flooring and integrated appliances are included in the sale price.

**HOME REPORT VALUATION: £550,000**









23/2 LONDON STREET, BROUGHTON, EDINBURGH, EH3 6L  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,401 SQ FT / 130 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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0131 603 7333



[enquiries@coultersproperty.co.uk](mailto:enquiries@coultersproperty.co.uk)

## 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.