



87/8 East London Street, EDINBURGH, EH7 4BQ



## Welcome

Welcome to East London Street, occupying a desirable second-floor position within an elegant and well-maintained factored block with an allocated parking space. This bright and spacious, two-bedroom apartment offers an outstanding opportunity to acquire a stylish city residence in one of Edinburgh's most coveted residential locations. Combining generous proportions, abundant natural light, the property enjoys an enviable setting within the heart of Edinburgh's New Town, creating a sophisticated home ideally suited to professionals, downsizers, investors and those seeking a prime Edinburgh pied-à-terre. Presented to the market in excellent order throughout, an early viewing is recommended.

- Reception hallway with excellent storage facilities
- Living/dining room
- Fully fitted breakfasting kitchen
- Two double bedrooms, principle with en-suite
- Bathroom comprising WC, wash hand basin and bath with shower over
- Gas central heating
- Double Glazing
- Secure entry system
- Allocated parking space, metered and permit parking available
- Communal garden areas





## New Town

East London Street remains one of Edinburgh's most desirable residential addresses, quietly positioned within the New Town, just moments from the very best the capital has to offer. Residents enjoy immediate access to an exceptional selection of cafés, restaurants, artisan food shops and boutiques, whilst the vibrant St James Quarter, Muntrees Walk and Edinburgh's principal shopping and business districts are all within easy walking distance. For those commuting further afield, Waverley Station, the tram network and extensive bus services are readily accessible, with direct connections to Edinburgh Airport and beyond.

Offering elegant accommodation in a truly outstanding location, this exceptional apartment represents a rare opportunity to secure a distinguished home within one of Edinburgh's most prestigious and enduringly popular city-centre neighbourhoods.

## Agent's notes

The integrated kitchen appliances, blinds and fitted floor coverings are included. The development is factored by Ross & Liddell with an approximate annual fee of £1,680 which includes a block buildings insurance. Further information on the factors can be found via the factor's website. Please note, this information is correct at the time of publication, it should always be confirmed at the point of offer.

# Get in touch

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Property Hub:

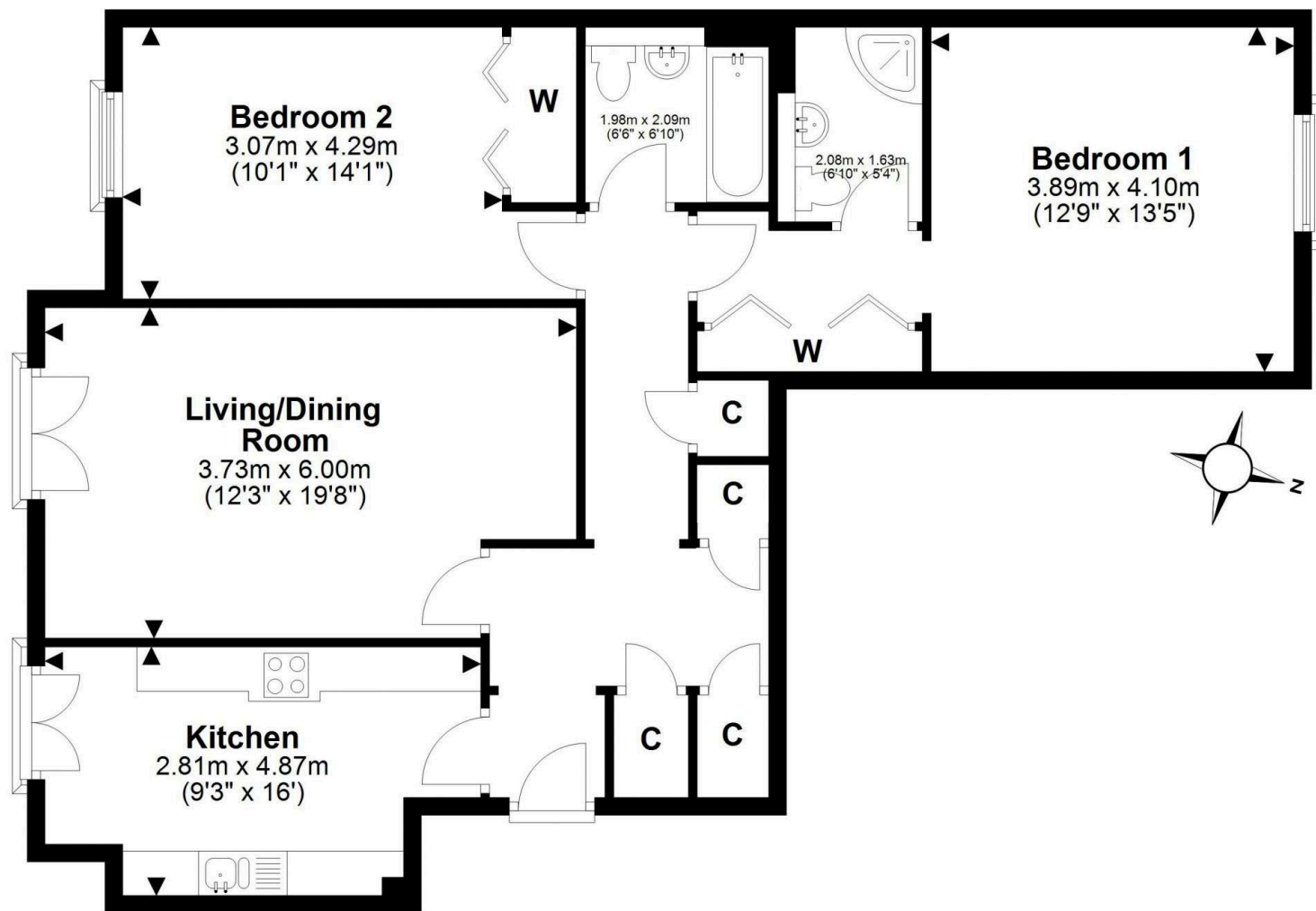
25-27 High Street, Dalkeith  
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,  
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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.