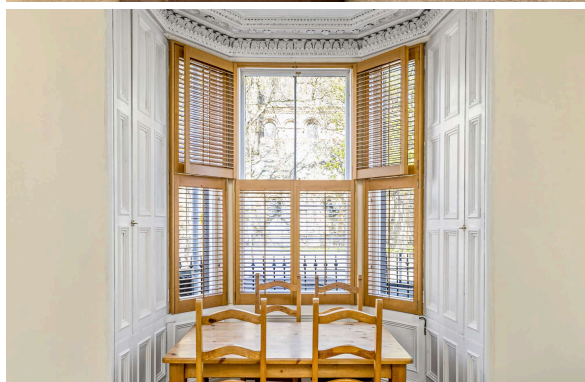




21A East London Street
NEW TOWN | EDINBURGH | EH7 4BN


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21A East London Street

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Well-presented two-bedroom main door flat located in the sought after New Town area of Edinburgh, minutes from the city centre. This appealing flat boasts high ceilings and large windows which bring in a plentiful supply of natural light and would make an excellent home for a couple, small family or as an investment opportunity. The bright and spacious living room boasts traditional features such as the bay window, fireplace and ornate cornicing with ample space to accommodate a dining table, the fitted kitchen currently comprises an electric hob, oven, fan and fridge. There are two well-proportioned bedrooms at the rear of the property and completing the accommodation is the shower room with walk in shower, WC and a heated towel rail. Further benefits on offer include a spacious entrance hall, utility cupboard and beautifully kept shared rear garden.

- Entrance Hall
- Bright and spacious living room with traditional features
- Fitted kitchen
- Two well-proportioned bedrooms
- Shower room
- Well-kept shared garden
- Permit parking

Energy rating C, Council tax band C. A resident of the block manages the tenement bank account to which the flats 21 and 21a contribute £250 annually for any required maintenance. If any money is left over at the end of the year, this is returned

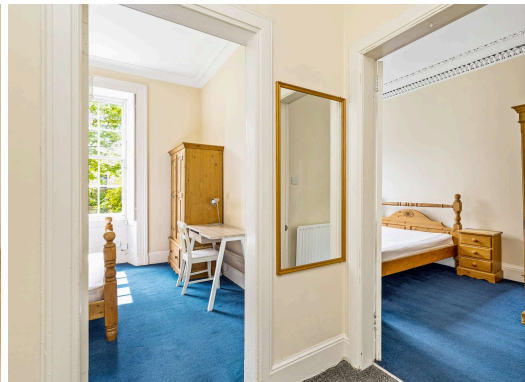
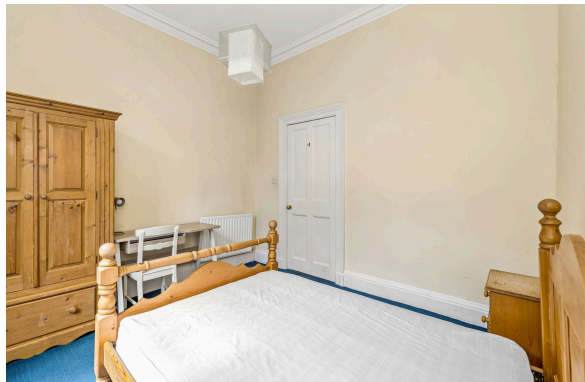
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

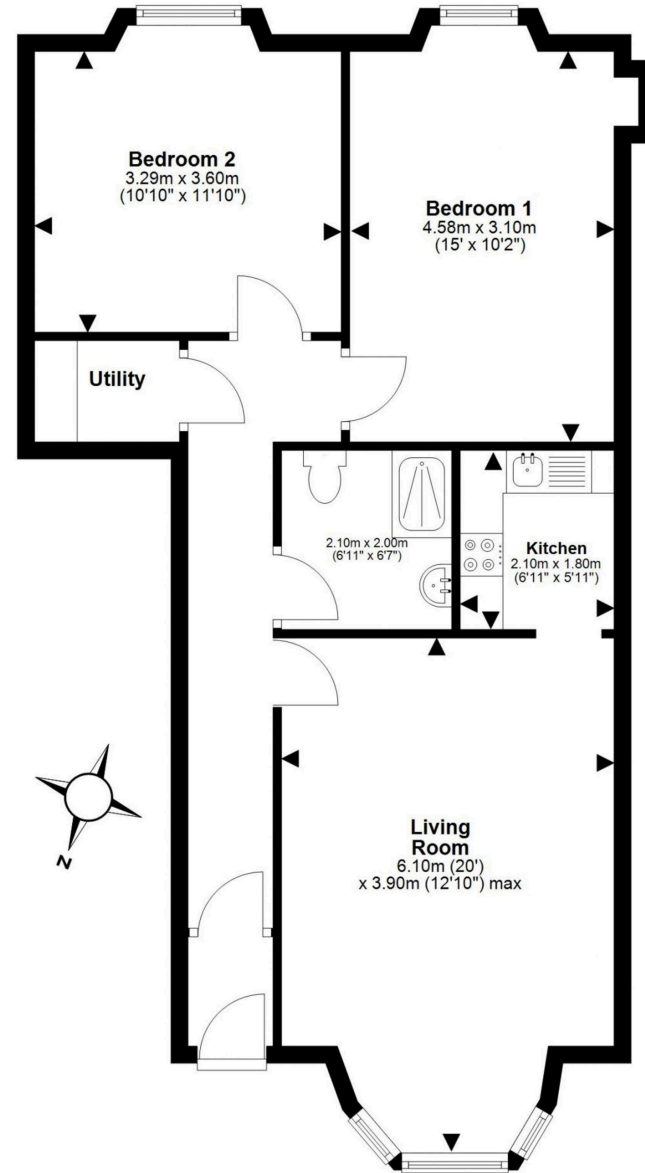


The prestigious Georgian New Town, which is only minutes walking distance from the retail and commercial centre, is considered a masterpiece of city planning and is a UNESCO World Heritage Site. This exclusive area enjoys all the benefits of City Centre living with a wide variety of local shops, bistros and restaurants, including those within the nearby Broughton Street and Canonmills areas. Nearby attractions include the Omni Centre with multi-screen cinema, the Playhouse Theatre, St James Quarter and the Harvey Nichols store. There are several private garden areas within the New Town and the Royal Botanic Gardens and Inverleith Park are easily accessible. Regular bus services operate to all parts of the Capital and the nearby Tram Service runs straight through the City Centre and out to the Airport. Waverley Station and St Andrews Square Bus Station are also close by.

All fixtures and fittings can be included in this sale. Oven, hob and electric fire place will be included however no warranties will be provided.

All other furniture and white goods can be included with separate negotiation.





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.

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