



9 Leopold Place
New Town, EH7 5JW

Deans 
Solicitors & Estate Agents LLP



MAIN DOOR BASEMENT FLAT

- Entrance Hall
- Living / Dining Room
- Kitchen
- Principle Bedroom with Ensuite
- Second Double Bedroom
- Dressing Rooms
- Shower Room
- Gas Central Heating
- Patio
- Bike Storage/Shed
- Zoned Residents Parking
- EPC Rating - C



This two-bedroom, main door, basement flat occupies a prime yet remarkably peaceful spot in East Edinburgh City Centre. The entrance and upper floor of 9 Leopold Place is via a gated front patio, a few steps below Street level. Forming part of an impressive A-listed building, the property sits within William Playfair's historic Eastern Entrance to the New Town development. Split over two levels with spacious rooms and a bathroom on each floor, it was purchased in 2006 and fully refurbished in the early years. Now tired and needing a makeover. Adjacent to a main city artery, the property is remarkably quiet, especially since the main bus routes relocated to Regent Terrace in 2021. The location is phenomenal—a few steps to the heart of the city. A short stroll from the excellent St James Quarter and convenient for world-class amenities and transport links by tram, train and bus. The accommodation is both characterful and cosy and is in fair decorative order which comprises a tiled entrance hallway, with hardwood flooring throughout. The upper level has a principal bedroom with dressing room and en-suite shower room. The lower level offers; open-plan living/dining room with fully fitted kitchen, a second, large double bedroom with dressing room and adjacent shower room. Further benefits include gas central heating (boiler replaced in 2023), electric underfloor heating in both bathrooms, and bike shed/storage. For an annual fee, residents enjoy access to 11 acres of private gardens nearby—a haven for dog walkers and others. There is an entitlement to 2 zoned parking permits. (Fees apply). Fitted carpets and floor coverings, light fittings, curtains, hob, oven, tumble dryer, washing machine and fridge freezer are included in the sale. All appliances are sold as seen with no warranty provided.



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Edinburgh, EH7 5JW

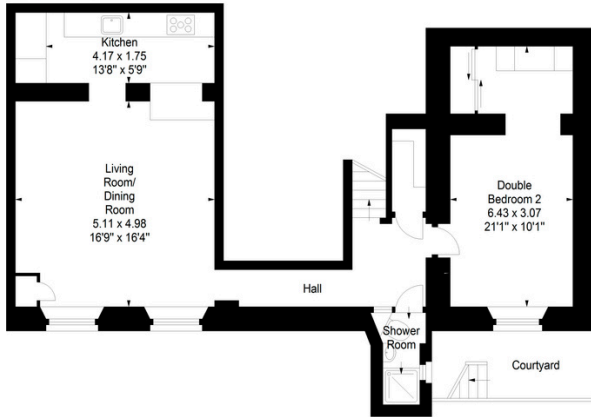


Gross internal area (approx)

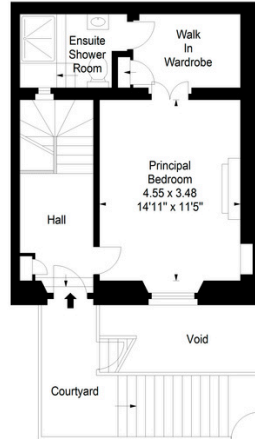
108.88 sq.m (1172 sq.ft)

For Identification Only. Not To Scale.

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Lower Ground Floor



Ground Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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 Scottish 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 Scottish Standard Clauses.

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