

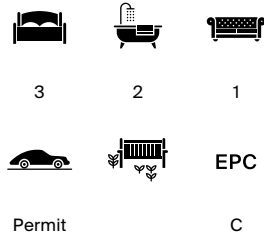


EAST CLAREMONT STREET

Edinburgh, EH7



IMMACULATE FIRST-FLOOR THREE-BEDROOM APARTMENT LOCATED IN ONE OF EDINBURGH'S MOST SOUGHT-AFTER AREAS.



Local Authority: The City of Edinburgh Council

Council Tax band: E

Tenure: Freehold

Offers Over: £530,000



DESCRIPTION

Accessed via an elegant and well-maintained communal stairwell, this beautifully refurbished first-floor apartment combines period charm with contemporary design. The property opens into an inviting reception hall, finished with Fired Earth tiling and exquisite engineered hardwood parquet flooring, setting the tone for the quality found throughout.

The impressive sitting room is a standout feature, exceptionally bright, with light filtering through a decorative stained-glass door and enhanced by two generous sash windows. The room's proportions create a wonderful sense of space, further complemented by an attractive fireplace with original stone hearth. This versatile living area also offers ample scope for a dining area or study nook.

The principal bedroom is particularly noteworthy, benefitting from a luxurious en-suite. Designed with a meticulous eye for detail, it features a striking freestanding bath, a spacious separate shower, and contemporary matt-black fittings, creating a calm and stylish sanctuary.





Two further well-proportioned double bedrooms provide flexible accommodation for family, guests, or home working. A beautifully finished family bathroom, complete with statement tiling and a generous rain-shower, serves these rooms.

Positioned to the rear and overlooking the communal gardens, the impressive Häcker dining kitchen offers a superb space for entertaining. This high-specification German kitchen features quartz worktops, feature lighting, and premium appliances including Neff induction hob with gas wok burner, multiple ovens (steam and combination), microwave, integrated dishwasher, touch-open cabinetry, and a freestanding fridge-freezer.

The property benefits from newly installed double-glazed sash windows throughout, and externally enjoys access to a communal garden together with residents' permit parking. In addition, the property holds a current three-year Short-Term Let Licence, providing valuable flexibility for future use.



LOCATION

Broughton is a highly desirable area lying just to the north-east of Edinburgh's City Centre. The location offers a wonderful mix of residential charm and easy access to the city's bustling amenities. Nearby Broughton Street is home to a vibrant selection of independent shops, bars, and restaurants, while both John Lewis and the St James Quarter are within comfortable walking distance.

The open spaces of Calton Hill, the Royal Botanic Garden, and King George V Park are close at hand, with St Mark's Park also providing direct connectivity to the cycle path network.

Excellent public transport services operate nearby, including regular bus services and the tram network at Picardy Place, connecting directly to Edinburgh Airport. Waverley Station is also within walking distance, making this an ideal base for both commuting and leisure.





Approximate Gross Internal Area
1290 Sq Ft - 119.84 Sq M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Financial Guarantee/Anti Money Laundering: All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

I would be delighted
to tell you more.

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