



60/2 East Claremont Street  
BROUGHTON | EDINBURGH | EH7 4JR

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## 60/2 East Claremont Street

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Warners are delighted to present this stylish two-bedroom lower ground flat, peacefully positioned to the rear of a traditional tenement building in the highly sought-after New Town area. The location is exceptional, offering a superb range of local amenities, well-regarded schools, and convenient access to the city centre and surrounding districts. The property further benefits from on-street permit parking and access to a well-maintained communal garden to the rear.

The accommodation comprises a welcoming entrance hall with useful storage, leading through to a bright and spacious sitting/dining room, enhanced by a charming coal-effect gas fireplace and ample space for both relaxing and entertaining. The modern fitted kitchen is thoughtfully designed, featuring a range of wall and base units, integrated appliances, and generous worktop space.

There are two well-proportioned bedrooms, both offering comfortable accommodation with flexibility for a variety of uses, such as a home office or guest room. Completing the property is a newly renovated, generously sized bathroom, finished to a high standard and featuring a contemporary suite, stylish tiling, bath and a separate shower cubicle.

- Stylish two-bedroom lower ground flat in sought-after New Town location
- Peaceful rear position within a traditional tenement building
- Bright and spacious sitting/dining room with feature gas fireplace
- Modern fitted kitchen with integrated appliances
- Newly renovated contemporary bathroom with separate shower from bath.
- On-street permit parking and access to rear communal garden

Energy Rating C, Council Tax C

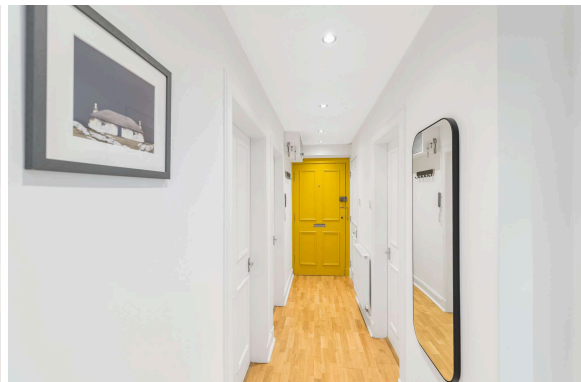
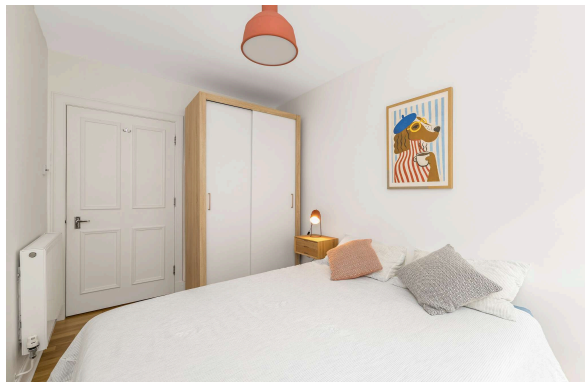
All blinds, light fittings, integrated appliances (fridge/freezer, oven, induction hob, extractor fan, dishwasher and washing machine) are included in the sale.

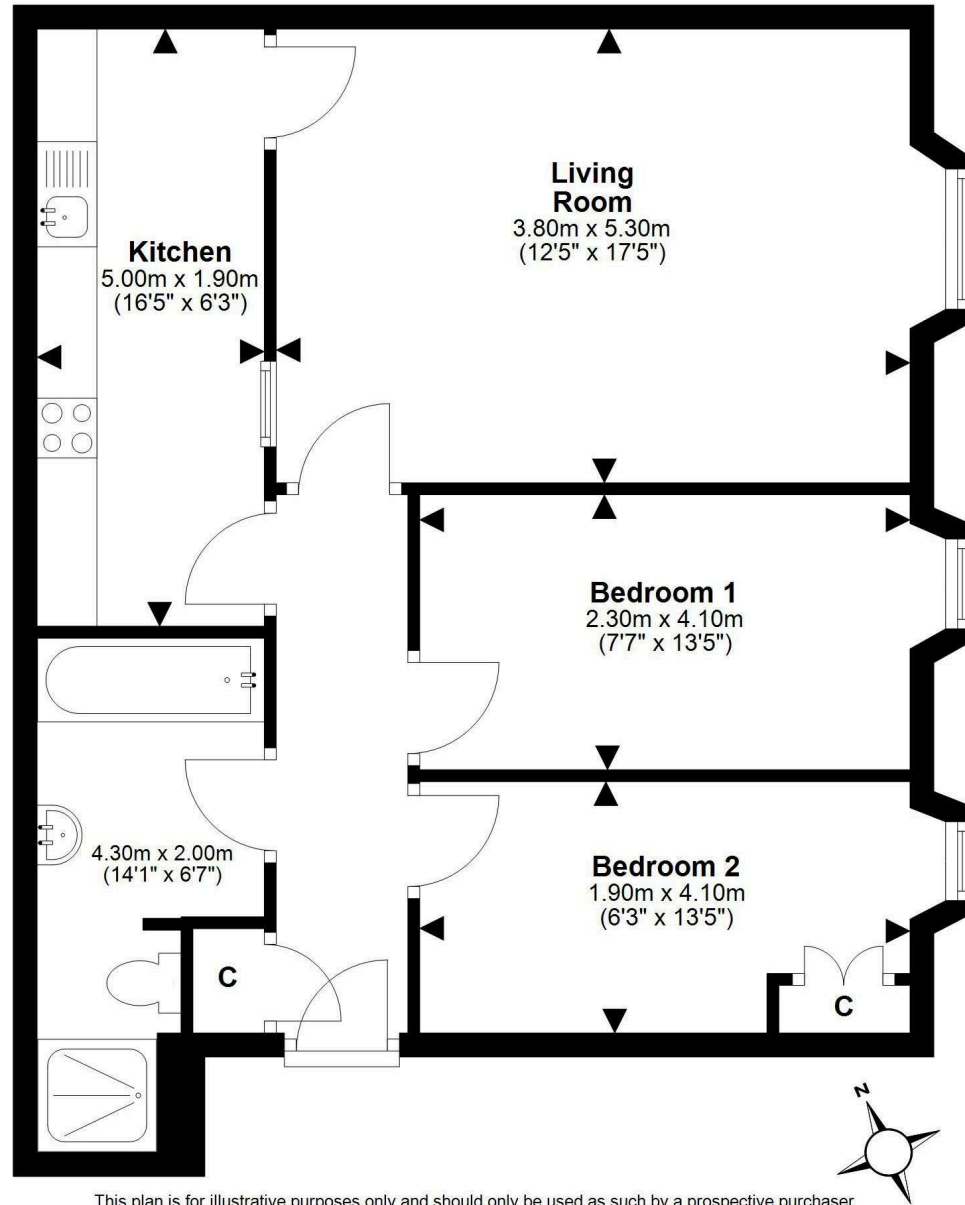
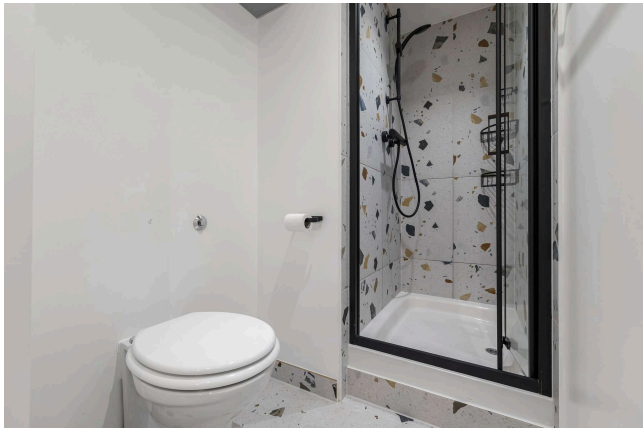
Other furniture, TV and wall mounted TV brackets may be available through separate negotiation.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



The property boasts a superb central location in the sought after Broughton area of Edinburgh, which falls within the City Centre boundary. This is a convenient spot, well positioned to take advantage of an excellent choice of shopping facilities, including a Tesco Superstore on Broughton Road and a Lidl on Logie Green Road. There's an extensive choice of bars and restaurants available on nearby Broughton Street, whilst Edinburgh's East End is only a short distance away and is easily accessible on foot or by bus. The city's more formal entertainments are all within easy reach, including St James Quarter's huge choice of shops and leisure facilities and the upmarket Multrees Walk. Broughton is close to some of Edinburgh's most loved green areas, including the Royal Botanic Gardens, Inverleith Park and the Water of Leith Walkway. An efficient public transport network is on hand, which operates to most parts of the town and surrounding areas. The City Bypass and main motorway networks are also easily accessible.





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.