

lindsays

35/3 East Claremont Street
Edinburgh, EH7 4HT

“An exceptionally spacious top floor flat which enjoys stunning views and offers a flexible home located in the highly regarded New Town”

- Welcoming hall
- Elegant triple windowed sitting room
- Dining kitchen
- Master bedroom/lounge
- Two double bedrooms (one with en-suite bathroom)
- Bedroom 4/study
- Shower room
- Separate wc
- Gas central heating
- Sash and case windows
- Communal garden to the rear
- Cellar

EPC Rating E

OFFERS OVER £485,000



Description

An exceptionally spacious top floor flat situated in a handsome A Listed Georgian building located in the highly regarded New Town. This superb property enjoys stunning views of Calton Hill and Arthurs Seat, and offers a delightful home which retains beautiful original features. Extending to approximately 2125 sq ft the property boasts flexible accommodation and is enviably located within easy reach of the City Centre. In brief the accommodation comprises; welcoming hall with two storage cupboards, elegant triple windowed sitting room with feature fireplace, dining kitchen, master bedroom/lounge with feature fireplace and two windows to the front, second large double bedroom enjoying a lovely open outlook to the rear and a feature period fireplace, double bedroom with en suite bathroom, bedroom 4/study, shower room and separate wc.

Area

East Claremont Street is enviably located in a conservation area in the city's celebrated New Town. Classic Georgian architecture and cobbled streets, together with clusters of small speciality shops, cafes, galleries, museums and restaurants combine to create a sophisticated and convenient city centre environment. To the North lie the Royal Botanic Gardens and Inverleith Park and to the south, Princes Street and the city centre. As well as lively Broughton Street with its local food shops and cafes, the designer shops on George Street, Harvey Nichols, John Lewis and the new St James Quarter are all with easy reach. The Omni Centre at the east end of Princes Street plays host to a multi screen cinema, a Nuffield Health Gym and Leisure Club and a number of eateries. The Playhouse Theatre is next door and is also surrounded by a range of cosmopolitan restaurants. The financial sectors based at St. Andrews Square, Lothian Road and at the West End are all immediately on hand. Waverley Rail Station is within walking distance and a tram stop on York Place provides a direct link with Edinburgh International Airport.

Viewing

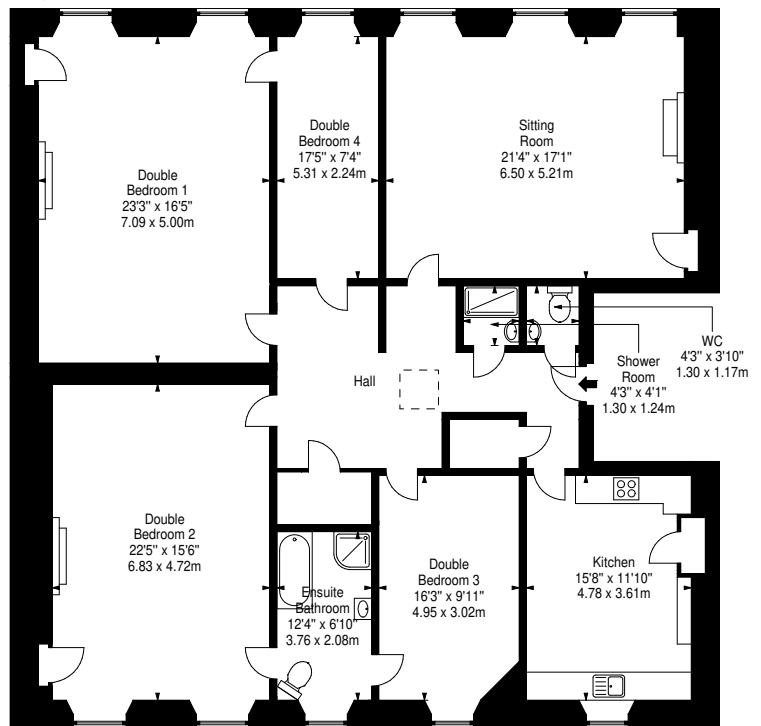
Viewing by appointment contact Lindsays 0131 229 4040 (Office Hours Mon-Fri 9am-5pm)



East Claremont Street,
Edinburgh,
Midlothian, EH7 4HT



Approx. Gross Internal Area
2125 Sq Ft - 197.41 Sq M
For identification only. Not to scale.
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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.