BEAUTIFULLY PROPORTIONED AND WELL PRESENTED 4 BED DRAWING ROOM FLAT

37/1 London Street
New Town, Edinburgh, EH3 6LX
Central reception hall • Drawing room • Dining kitchen • Utility room • Master bedroom with Jack and Jill bathroom • Three further double bedrooms • Shower room • Under pavement cellar • Access to shared garden • Resident’s Permit Parking on application • Access to Queen Street Gardens East on subscription • EPC Rating = C

Location
Situated in the heart of Edinburgh’s historic New Town, a World Heritage Site, London Street joins Broughton Street and Drummond Place, a handsome garden bordered on all four sides by impressive Georgian architecture. The shops of the city centre, including Harvey Nichols, John Lewis and the boutique shops of George Street are within easy walking distance and other local amenities include Tesco at Canonmills, the Playhouse Theatre and a number of excellent art galleries and museums. The popular bars and bistros of both Broughton Street and George Street are close at hand. The property also has good access to Waverley train station, the Tram terminus and the road network to both the east and west.

Description
37/1 London Street is a beautifully proportioned and well presented first floor drawing room flat set in a much sought after central location. The property offers spacious, bright and flexible accommodation and retains many original period features. The accommodation is centred on a welcoming reception hall and includes a drawing room, dining kitchen with utility room, four comfortable double bedrooms, jack and jill bathroom and family shower room. There is also excellent storage.
To the rear of the property there is a shared garden and I understand that there is also a cellar in the basement.

Fixtures & Fittings
All fitted floor coverings, curtains and white goods are included in the sale.

Listing
The property is Category A listed and lies within the New Town Conservation Area.

Home Report & Energy Performance
A copy of the full Home Report and Energy Performance Certificate is available on request.

Viewing
Strictly by appointment with Savills - 0131 247 3770.

Possession
To be by mutual agreement.

Offers
Offers must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection.

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