

5A Leopold Place

EDINBURGH, EH7 5JW



Impressive and elegant Playfair-designed two-bed, newly refurbished with stunning Calton Hill views and generous proportions throughout



0131 524 9797



www.mcewanfraserlegal.co.uk

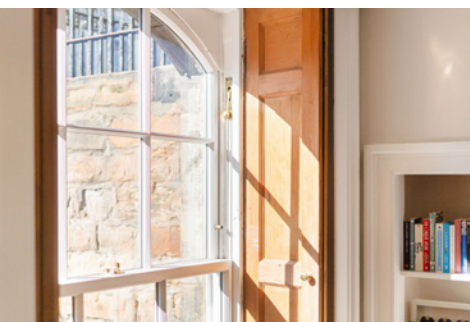
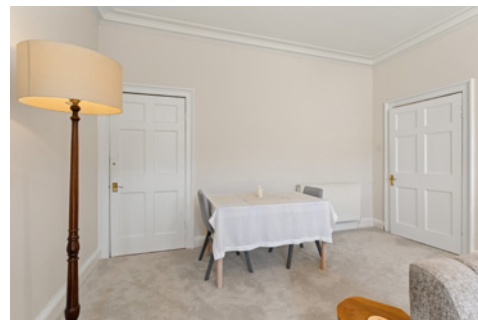


info@mcewanfraserlegal.co.uk



Accessed via a staircase leading down to the entrance, this beautiful and impressive two-bedroom property opens into a bright and welcoming ground-floor home, offering a superb blend of period charm and modern comfort. Designed by the renowned architect Playfair, the property enjoys both historical significance and refined architectural detail.

THE LIVING ROOM



The entrance immediately sets the tone, with a sense of space and an abundance of natural light creating a bright and airy first impression. The living/dining room is a truly tranquil and standout space, showcasing a wealth of original features including a striking fireplace and traditional Edinburgh press. Two large, impressive windows flood the room with natural light while offering stunning views of Calton Hill. Fresh décor following a high-standard refurbishment enhances the sense of space, making this an ideal area for both relaxing and entertaining. Just off the living room, a versatile additional room is currently utilised as a home office, benefiting from borrowed light to create an open and flexible working environment.

THE KITCHEN



The separate kitchen is both practical and stylish, finished with neutral tones and a tiled splashback. It offers ample storage and workspace, providing a clean and functional setting for everyday use.



The property boasts two generously sized double bedrooms, each featuring grand windows that allow natural light to pour in, further enhancing the sense of space and elegance throughout.

The main shower room is well-proportioned and finished in a chic, contemporary style, complete with a large shower. In addition, a separate WC provides a valuable and somewhat rare convenience for a two-bedroom property.

THE SHOWER ROOM



BEDROOM 1



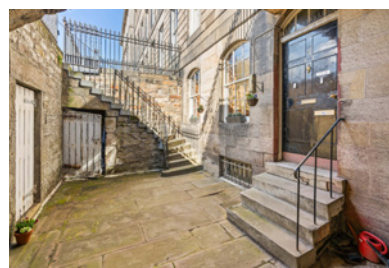
BEDROOM 2



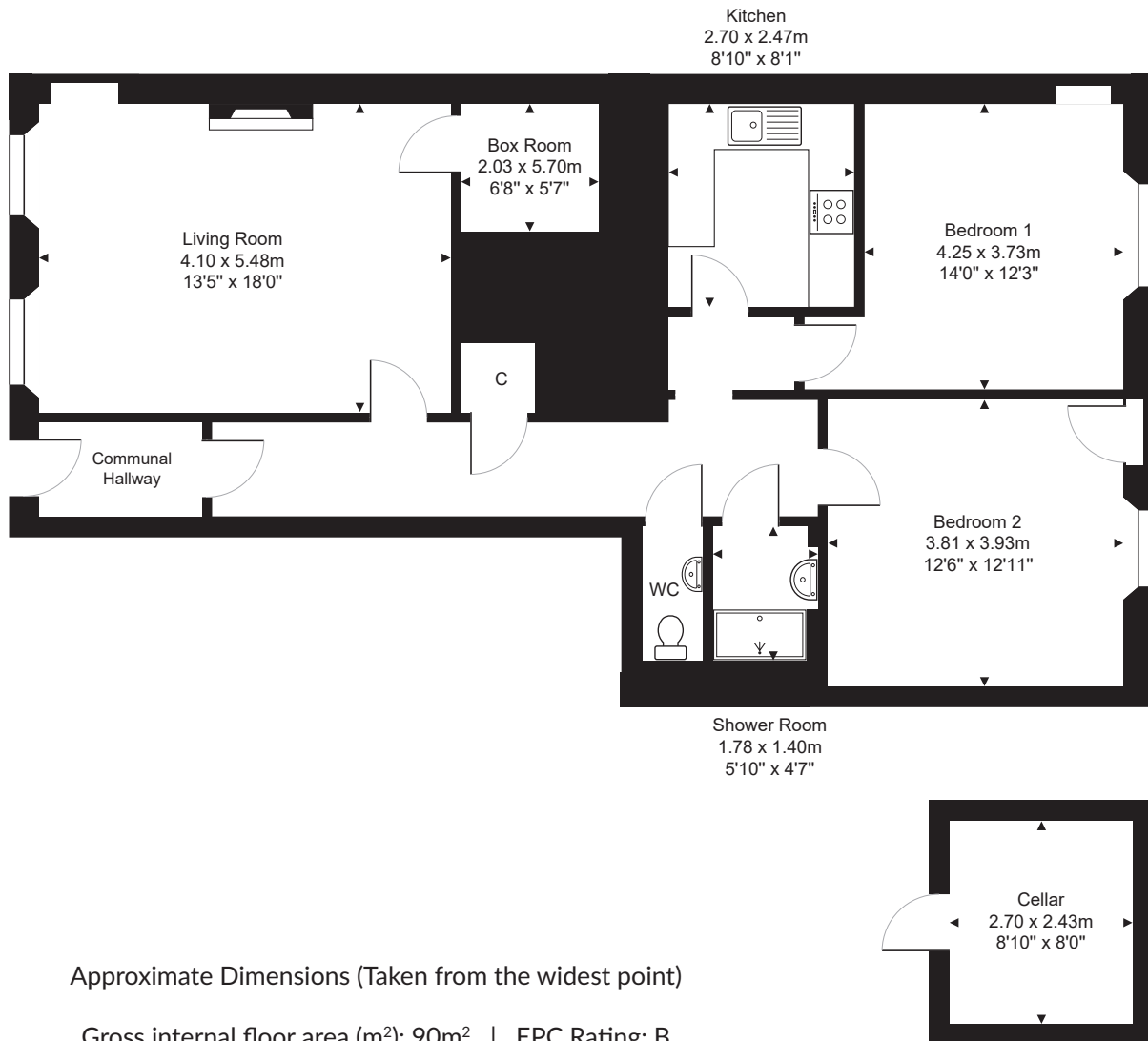
Externally, the property benefits from a communal paved area and an outdoor cellar for additional storage. Residents can also enjoy access to the highly sought-after Regent Gardens for a fee. The area is full of beautiful green spaces, with London Road Gardens right across the street, Holyrood Park just a fifteen-minute walk away, and Portobello Beach only a ten-minute drive.

Situated within walking distance of St James Quarter and the city centre, this exceptional home combines a prestigious location with elegant living. Newly refurbished to a high standard throughout, this is a rare opportunity to acquire a charming and spacious property in one of Edinburgh's most desirable addresses.

EXTERNALS & VIEWS

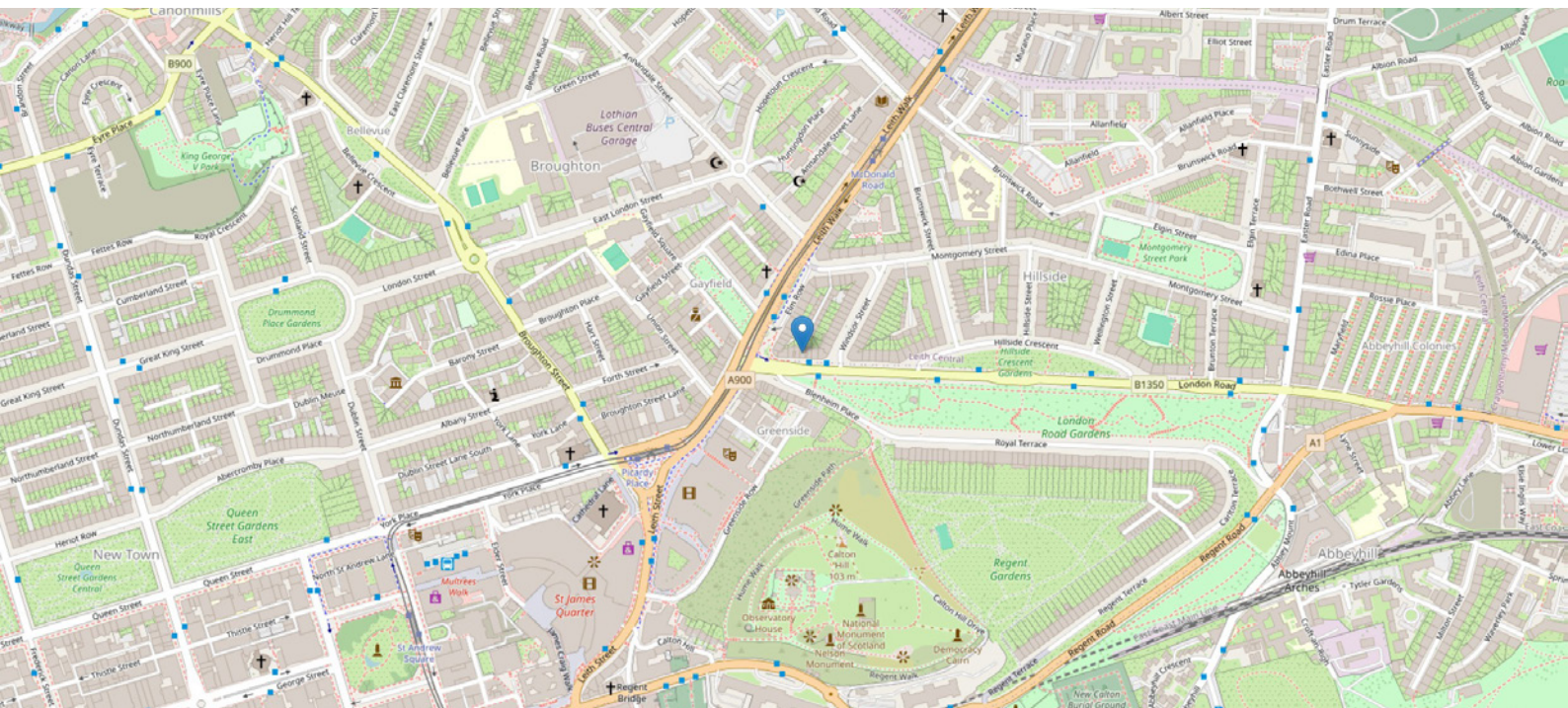


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 90m² | EPC Rating: B



THE LOCATION

Leopold Place is a prestigious address set within Edinburgh's historic New Town, a UNESCO World Heritage Site renowned for its elegant Georgian architecture and central convenience. The property enjoys an enviable position overlooking Calton Hill, one of the city's most iconic landmarks, offering a unique blend of tranquillity and city living. The area is exceptionally well placed for access to a wide range of amenities. St James Quarter is just a short walk away, providing an excellent selection of high-end retail, dining and leisure facilities. The nearby city centre boasts great shopping along Princes Street and George Street, plus a variety of cafes, bars, and restaurants. Elm Row offers plenty of amenities, including a Sainsbury's Local, Tesco, charming cafes, and delicatessens right on the doorstep. It's also conveniently close to the Playhouse Theatre and two cinemas—Vue in the Omni and Everyman in St James.





For outdoor space, residents benefit from access to the highly sought-after private Regent Gardens, while Calton Hill itself is moments away, offering panoramic views across the city and beyond.

The location is also ideal for commuters, with Edinburgh Waverley Station within easy walking distance, providing regular rail links across the UK. Excellent bus and tram services are readily available, connecting to Edinburgh Airport and the surrounding areas, with the tram stop just a five-minute walk away.

This highly desirable setting combines historic charm, green space and outstanding connectivity, making it one of Edinburgh's most sought-after residential locations.



McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
ZARA GROSPPELLIER
Surveyor



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. 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. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.