

2/20 Bothwell House

BOTHWELL STREET, EDINBURGH, EH7 5YL



*STYLISH ONE-BEDROOM APARTMENT WITHIN
A CHARACTERFUL PRINT WORKS CONVERSION
CLOSE TO EDINBURGH CITY CENTRE*



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McEwan Fraser is delighted to present this superb one-bedroom apartment within Bothwell House, a striking conversion of a former print works, prominently positioned on the corner of Bothwell Street and Easter Road.

Freshly decorated and presented in true move-in condition, this impressive apartment offers generous proportions and a well-balanced layout. Further benefits include double glazing, lift access, a secure entry system, a communal bike store, and a private allocated parking space. This would make an ideal first-time purchase or sound investment opportunity, and early viewing is highly recommended.

The accommodation is centred around a bright and spacious living room, which enjoys excellent proportions and a neutral finish. The space comfortably accommodates a range of furniture configurations, giving the new owner flexibility to create both relaxing and entertaining areas tailored to their lifestyle.



The separate kitchen is equally well-proportioned and offers space for a breakfast table. Arranged in a practical galley style, it features a good range of base and wall-mounted units, providing ample preparation and storage space. A combination of integrated and freestanding appliances is included in the sale.



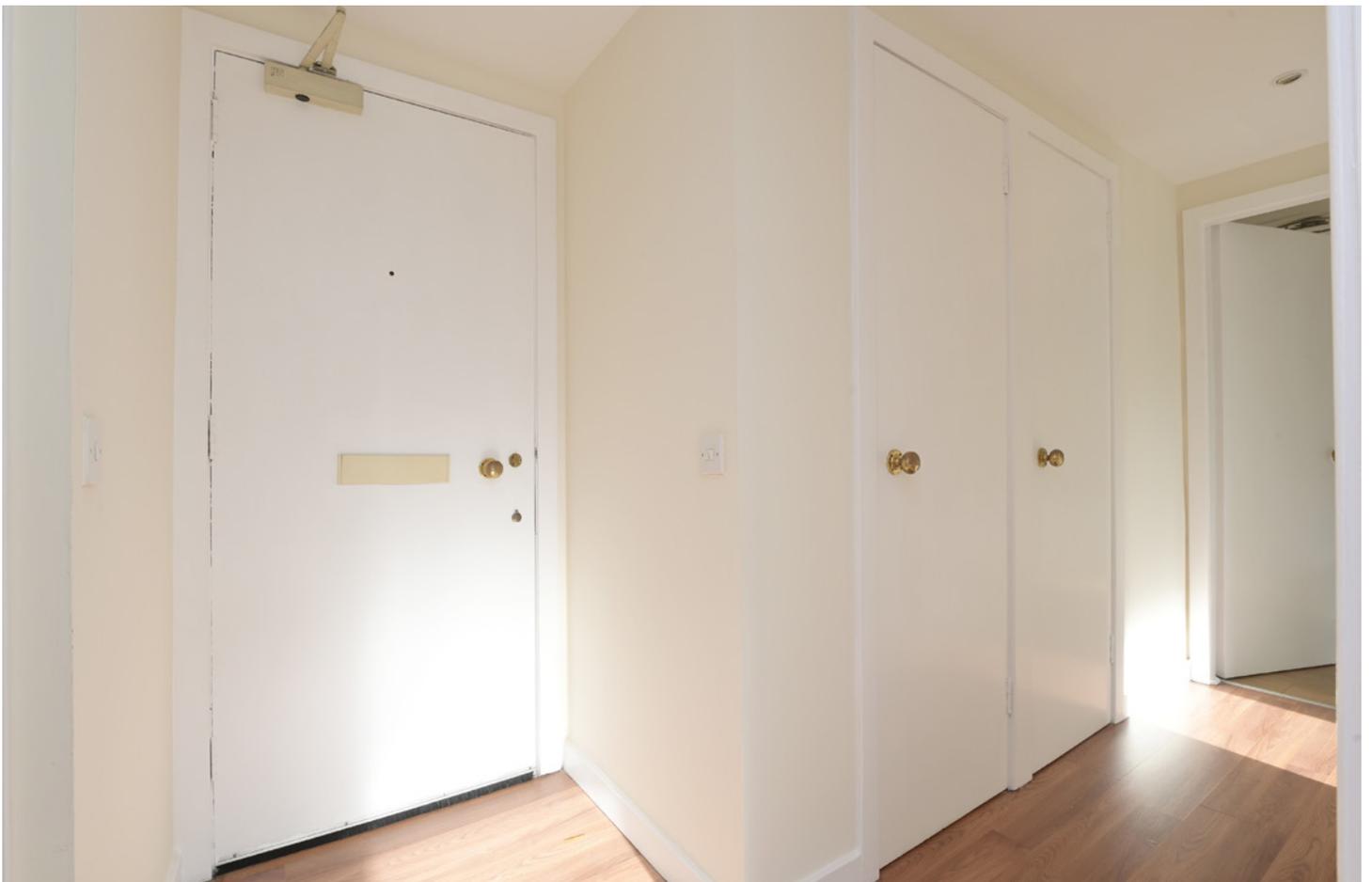


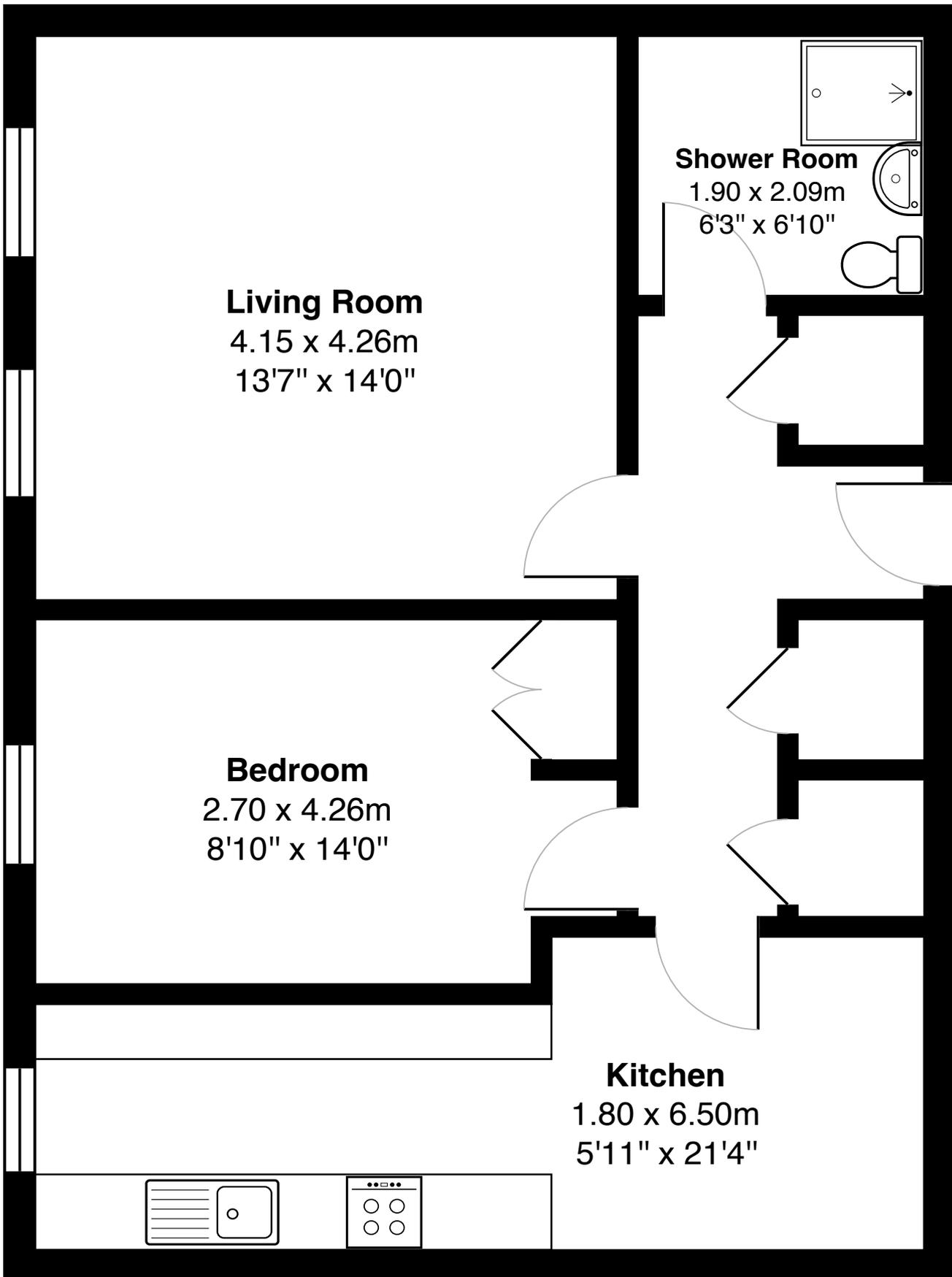
The bedroom is a generous double, complete with an integrated wardrobe and ample room for additional freestanding furniture, creating a comfortable and restful retreat.





The accommodation is completed by a welcoming entrance hall with three spacious storage spaces and a modern, partially tiled shower room finished in a clean, contemporary style.





Gross internal floor area (m²): 53m²

EPC Rating: D



Externally, residents benefit from a secure car park located to the rear of the building, with one allocated space included with the flat. The car park also provides access to a large communal bike store.





Situated just off Easter Road, Bothwell Street enjoys a superb position to the east of Edinburgh's city centre. The property lies approximately a 15–20 minute walk from the heart of the city centre, including Princes Street and the St James Quarter, making it ideal for those who wish to enjoy central Edinburgh while benefiting from a quieter residential setting. The historic Royal Mile and the Scottish Parliament area are also easily reached on foot.

Transport links are excellent, bus services operate along Easter Road and nearby Leith Walk, offering swift connections across the city. The Edinburgh Tram line runs along Leith Walk, providing convenient access to the city centre, Haymarket and Edinburgh Airport. Edinburgh Waverley Station is within comfortable walking distance, offering mainline rail services throughout Scotland and the wider UK. The local area boasts an excellent selection of amenities. Easter Road and Leith Walk are home to an eclectic mix of independent cafés, award-winning restaurants, traditional pubs, artisan bakeries and convenient supermarkets, creating a vibrant and well-established community atmosphere. Meadowbank Retail Park and the modern Meadowbank Sports Centre further enhance the everyday convenience of the location.

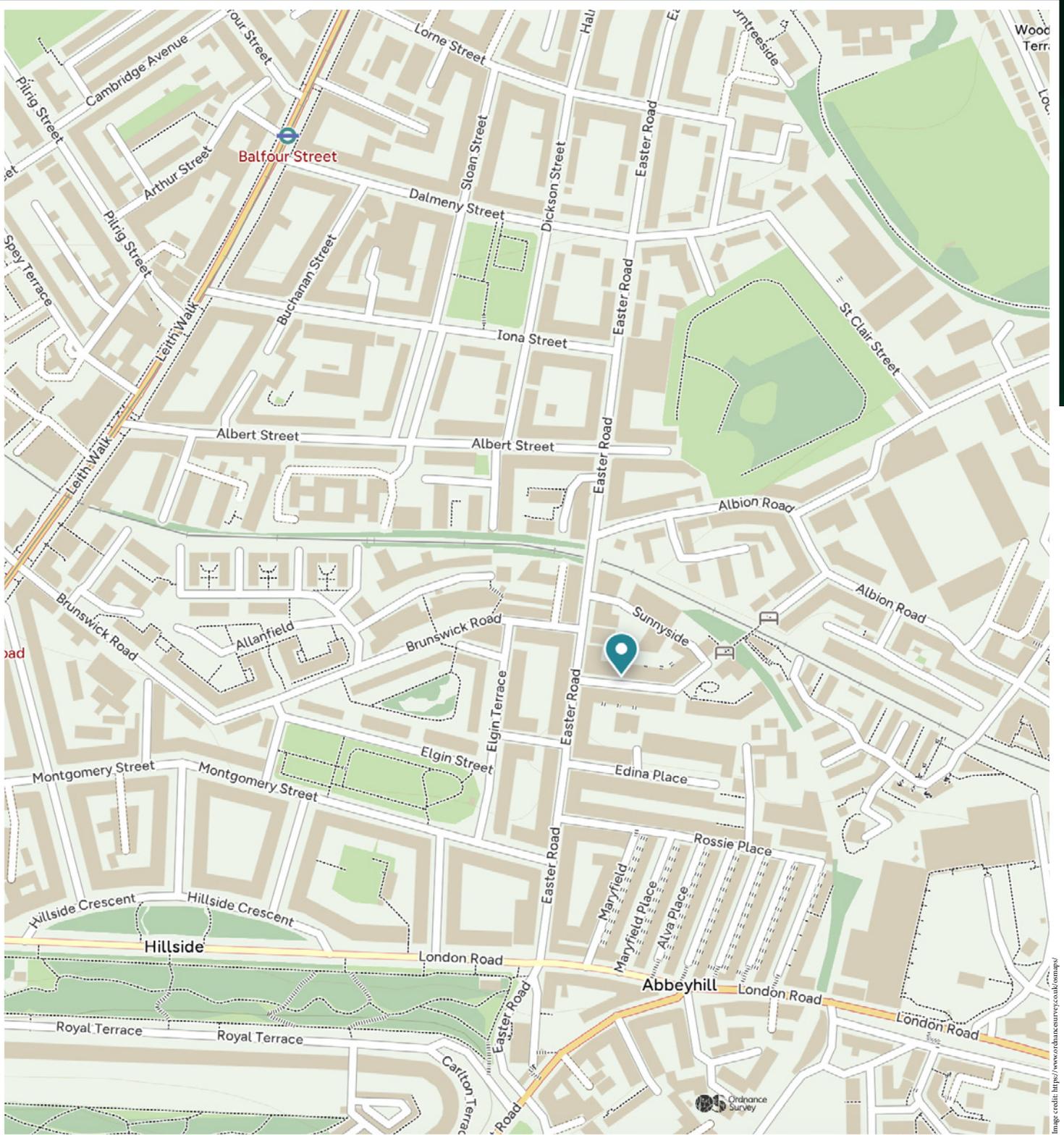
The Location

For outdoor and recreational pursuits, residents are superbly positioned for Holyrood Park and Arthur's Seat, offering expansive green space and panoramic views across the capital. Calton Hill and Leith Links are also within easy reach, ideal for walking, running or simply relaxing outdoors.



Bothwell Street presents an excellent opportunity to enjoy well-connected, amenity-rich living in one of Edinburgh's increasingly sought-after residential pockets, with the best of the city right on your doorstep.





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